

# Parks and Open Space Plan

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# Executive Summary

“Mountain View’s parks and other open spaces are among its most visible and important public facilities.”

*Mountain View 1992 General Plan*

*Creekside Park*



Welcome to the City of Mountain View’s Parks and Open Space Plan (Plan). This 2001 version of the Plan represents the fourth update since the original was adopted in 1992.

The Parks and Open Space Plan represents a comprehensive review of open space needs for the City of Mountain View. It offers a long-term vision to guide decisions related to park and open space resources and a detailed evaluation of current needs in the City and its neighborhoods.

The Plan contains prioritized recommendations for the acquisition, improvement and preservation of parks and open space, but is intentionally flexible so that actions may be implemented as opportunities arise.

## Introduction

Mountain View is a small and compact city, about 12 square miles in size, with a pre-census population in 2000 of 76,025. Approximately 46% of the City’s acreage is in residential use, 32% is commercial/industrial, 20% is other uses such as parks, schools and agriculture, and 2% is vacant.

There are more than 1,000 acres of park and open space land in Mountain View, divided among fifteen mini-parks (2 undeveloped), thirteen neighborhood/school parks, five neighborhood parks not associated with school sites, three community parks and one regional park as indicated in the Parks Summary table on the following page. Although categorized as such, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

While the City has an outstanding park and recreation system, its park and open space needs are changing, and will continue to do so, in response to changing circumstances (in demographics, economic cycles, etc.). This Plan aims to ensure that Mountain View increasingly enjoys park and open space resources that are evenly distributed throughout the community.

## Parks Summary<sup>1</sup>

Park Type	Acres
Mini-Parks	12
Neighborhood Park City-owned	41
Neighborhood Park School District Owned	140
Community Parks	78
Regional Parks	753
TOTAL City Parks	1,024

<sup>1</sup>Unquantified open space not accounted for in this table, include the Steven's Creek Trail, Willowgate Community Garden and Deer Hollow Farm.

## City-wide Assessment

An overall assessment of City-wide needs is presented in the Plan first, addressing such issues as growth trends, existing parks and open space, joint school/park sites, private and public open space not owned by the City and access to parks and open space.

School sites are an important part of the City's park system. There are many City-owned mini-parks, but few larger neighborhood parks. School sites provide the large areas (typically 5 acres or more) needed for athletic activities such as baseball, softball and soccer (52% of the City's total urban park and open space resources are located at School District owned sites). Mountain View has a long-standing policy of developing cooperative agreements with the school districts to allow use of school open space as neighborhood parks. However, the ability of the City to ensure that the open space areas owned by the District remain available is somewhat limited, as schools have final jurisdiction over placement of portables and other needs that may encroach onto open space.

A new focus of the Plan is on improving access to existing parks and open space. The Plan advocates looking for ways to provide safe and convenient access to all parks, through the use of traffic controls or other methods. This improved access could reduce the need for the acquisition of additional open space.

As discussed in the Plan, streets with high volumes of traffic represent barriers for residents to access parks and open space on foot. High, and ever increasing, traffic on Mountain View streets also contributes to the need for open spaces to provide relief from noise and air pollution, and safe places for children to play.

## Planning Area Assessments

To provide a more in-depth analysis of the parks and open space needs of Mountain View's various neighborhoods, this Plan divides the City into ten "Planning Areas." The planning areas are based on census tract boundaries to facilitate the use of available demographic data. The park and open space needs of each area were assessed based on a variety of factors, including:

- Improvements completed since the adoption of the prior Plan;
- Existing park and open space resources in and adjacent to the planning area;
- City demographics;
- Public input;
- Application of Acquisition and Improvement criteria; and,
- Access to existing parks and open space.

## Planning Area Rankings

Planning Area	Need Score
San Antonio	42
Sylvan-Dale	37
Rengstorff	30
Central	25
Stierlin	24
Thompson	20
Whisman	19
Miramonte	15
Grant	14

Application of the Acquisition and Improvement criteria weighed heavily in the assessment. The criteria evaluate:

- Whether the area is primarily residential or commercial/ industrial in nature;
- Residential density of the area;
- Amount of multi-family housing;
- Availability of open space within a safe and comfortable walking distance of residential areas (generally defined as no more than 1/2 mile); and,
- Current amount of open space in the area.

To evaluate the last criterion - amount of open space in the area - the Plan has adopted a standard of providing a minimum of 3 acres of open space per 1,000 persons living in the City. This standard is based on the provisions of the City's Land Dedication Ordinance. While the City already meets this standard on an overall basis, not all of the individual planning areas do. These areas have the greatest need for additional resources.

Based on the results of the assessments, the planning areas were ranked by order of need. A one through ten ranking was developed for each criterion, which produced a numerical "Need Score" when applied to each planning area. The higher the score, the higher the need for open space. The adjacent table illustrates the "Need Score" for each of the ten planning areas. The San Antonio Area has the highest need for open space and the Grant Planning Area the least need (although it has been determined that all planning areas could benefit from additional park and open space resources).

## Trail Systems

Urban trails are defined in the City's General Plan as continuous open space corridors, offering scenic views, wildlife habitat, commute alternatives and connection to employment areas, and recreational opportunities. Trails and trail systems are important to the continued improvement of Mountain View's park and open space resources. When individual trails and other pedestrian and bicycle routes interconnect, the benefits of a trail system spread over a broader area.

Five major trail systems are addressed in detail in this Plan:

- Stevens Creek
- Hetch-Hetchy
- Permanente Creek
- Bay Regional
- Tasman Light Rail

## Recommendations

The recommendations in this Plan are primarily intended to ensure that parks and open space in Mountain View, and access to these resources, are evenly distributed throughout town.

There are three types of recommendations presented in this Plan:

- City-wide recommendations, addressing the City's overall approach to parks and open space;
- Planning Area recommendations; and,
- Trail Systems recommendations.

The Plan's recommendations are grouped into five broad categories:

Increase Open Space  
Improve Existing Open Space  
Preserve Existing Open Space  
Provide Access to Open Space  
Develop Trail Systems

Each of these categories is of equal importance in fulfilling the open space needs of the City. Within each one of these categories, more detailed recommendations are carefully ranked in order of priority.

*Eagle Park Pool*





# I. Introduction

"Nature always wears the color of the spirit."

*Ralph Waldo Emerson (1803-1882)*  
Author, minister, activist.

*City Hall Downtown Mountain View*



## City Profile

**Location:** Mountain View is located in the State of California at the southern end of the San Francisco peninsula, where the peninsula joins Santa Clara Valley.

**Size:** It is a small and compact city, approximately 12 square miles in size.

**Population:** 76,025 (2000 pre-census).

**Land Use:** Approximately 46% of the City is in residential use, 32% is commercial/industrial uses, 20% is other uses such as parks, school and agriculture and 2% is vacant.

**Employment:** More people work in Mountain View than live here. Many technology companies are located in Mountain View. Companies among the City's top ten employers include SGI, Hewlett-Packard, Netscape, Sun Microsystems and Alza. Retail and services make up the next largest category of City employment.

## About This Plan

This Parks and Open Space Plan represents a comprehensive review of open space needs for the City of Mountain View. It offers both a long-range vision and an evaluation of current needs.

The first version of this Plan (originally the "Open Space Vision Statement") was adopted in 1992. The Vision Statement was the result of a study of long-term open space needs begun by the Parks and Recreation Commission in 1987. That study contained valuable data and resource material, but it lacked conclusive and realistic recommendations regarding open space priorities in Mountain View. The Parks and Open Space Plan was created to make such recommendations.

When the first Plan was developed, it was envisioned to have several applications, which still hold true today. The Plan is intended to serve as:

- A tool for implementing the City's General Plan;
- A prioritized reference document for the City's Five-Year Capital Improvement Program (CIP); and,
- A support document for future land use studies.

The relationship of this Plan to the General Plan and the Capital Improvement Program is discussed in detail in the next section.

The Plan is intentionally flexible so that actions may be implemented as opportunities arise. Since its inception, the Plan has been updated every two years. Frequent updates are intended to ensure the Plan remains effective and responsive to the changing needs of the community. However, given the slowed level of growth projected for the future and the time and effort required to complete an update, it is recommended that the next update of this plan occur in three years rather than two.

## **Relationship to the General Plan**

The Mountain View General Plan is a comprehensive and long-range statement of the City's development and preservation policies. It represents an agreement among the residents of Mountain View on basic community values, ideals, and aspirations to govern a shared environment. The General Plan is long range; it looks 10, 15 and 20 years into the future, allowing Mountain View to focus on the big picture and the broad trends that shape it. The current General Plan was adopted in 1992 and serves as the City's framework for future decisions until 2005.

Parks and open space issues are addressed in the Open Space Element within the General Plan's Environmental Management Chapter. The Open Space Element addresses acquisition, development, use and preservation of open space over the long term. The General Plan establishes overall goals, policies and actions regarding open space issues. The Parks and Open Space Plan serves as a tool to implement the General Plan by providing a reasoned prioritization for accomplishing many of the Open Space Element's goals. Whereas the General Plan presents a 15-year view of park and open space needs, the Parks and Open Space Plan is kept current and flexible through more frequent updates. Three of the four Open Space Element goals are especially embodied in this Parks and Open Space Plan:

- Acquire enough open space to satisfy local needs.
- Improve open space areas to provide a diversity of recreational and leisure opportunities for the community.
- Preserve open space for future generations.



### General Plan Open Space Element

Establishes City-wide park and open space goals.

### Parks and Open Space Plan

Recommends and prioritizes projects to reach goals.

### Five Year Capital Improvement Program

Blueprint for how projects will be funded.

The fourth goal addresses the use of parks and City facilities, and recreational programs. Evaluating these issues would require an analysis of current park and recreation programming and services, and was determined to be beyond the scope of this Plan.

## Relationship to the Capital Improvement Program

The City's Capital Improvement Program (CIP) functions as a blueprint for the City's plans to add, upgrade and expand City facilities and infrastructure. A five-year CIP is prepared and adopted by the City Council annually. Funding is provided at the time of adoption for the first year's projects. Just as the Parks and Open Space Plan serves to implement the General Plan, the CIP serves as a tool to implement the Parks and Open Space Plan. Most recommendations of the Parks and Open Space Plan (e.g., open space acquisition, trail development) must be included at some point in the CIP and funded in order to become a reality.

The Parks and Open Space Plan is intended to serve as a prioritized reference document to determine which projects should be included in the CIP and when.

## Funding Sources

Financing for the acquisition and development of parks and open space is determined by the City Council during the annual budget review process. The funding sources described below are generally used.

### Park Land Dedication and In-Lieu Fees:

New residential projects are required by the City's Park Land Dedication Ordinance (Chapter 41 of the Municipal Code) to dedicate park land in the amount of 3 acres per 1,000 residents. Since it is not feasible for many smaller residential projects to dedicate land, an equivalent fee is collected instead. The land dedicated, fees collected, or combination of both, are then used for the purchase, development, rehabilitation and/or improvement of park and recreational facilities which serve the neighborhood where the new development is located. The Parks and Recreation Commission reviews the fees and annually recommends to the City Council which park and open space projects the fees should be applied to.

The Whisman Station residential developments (located between Whisman Road and Ferguson Drive, adjacent to Central Expressway) are examples of new projects that dedicated land to the City for development of new parks (Chetwood and Magnolia Parks were opened to the public in 1999).

The amount collected from Park Land Dedication In-Lieu fees in the past five years is shown to the left.

### Park Land Dedication In-Lieu Fees

Fiscal Year	Fees Collected
1995-96	\$448,145
1996-97	\$1,139,020
1997-98	\$1,738,890
1998-99	\$1,921,950
1999-00	\$1,554,313
<b>TOTAL</b>	<b>\$6,802,318</b>

The Table in Appendix 1 lists the various projects that have been funded partially or in full by these in-lieu fees.

### **Capital Improvement Reserve**

Most capital improvement projects of a general nature are funded from the Capital Improvement Reserve, including City facilities, infrastructure and park and recreation projects. The amount of the fund varies from year to year, depending on revenues and actual project costs. Reserve expenditures for the budget year 2000-01 are expected to be \$7.4 million. Many projects compete for this funding on a yearly basis through the City's capital project budget process.

### **Shoreline Regional Community Fund**

This fund was created in 1969 for the development and support of Shoreline Regional Park and the surrounding North Bayshore area. The use of the fund is limited to projects located in the North Bayshore area of the City, such as those in Shoreline Park, Charleston Park, Stevens Creek Trail, and other similar open space areas. As with the CIP Reserve, the amount of this fund varies from year to year. Expenditures for the budget year 2000-01 are expected to be \$2.7 million.

### **Grants**

Various Federal, State and County grants are available for park projects. In the past, the City has received grant monies for several projects including the Stevens Creek Trail and the Bay Trail. One of the newest sources of grant monies is Proposition 12, passed by California voters in November 2000. Proposition 12 will provide money to cities, counties and other agencies for the purpose of purchasing and improving open space, parks and related facilities.

### **Land Sales Fund**

Occasionally, the City will sell surplus parcels of land. The use of the proceeds from these sales is at the discretion of the City Council. However, in the past, some of the funds have been targeted for the acquisition of open space. At the time of this writing, there are no land sales funds available, but this could change over time.

*Chetwood Park at Whisman Station*



# Organization of Plan

## Changes in Style and Format

The format and style of the 2001 version of the Parks and Open Space Plan have been changed considerably from past Plans in order to make it easier to read and understand. The changes are based on direction provided by the City Council during review of the 1998 Parks and Open Space Plan and on the desire of the Parks and Recreation Commission to make improvements. The changes include:

- Providing a clear, long-term vision to guide the Plan;
- Emphasizing the link between the Mountain View General Plan and the Parks and Open Space Plan;
- Explaining how acquisition criteria are used to help identify areas that lack sufficient parks and open space resources and help formulate conclusions and recommendations; and,
- Prioritizing recommendations in a clear and understandable manner.

## How the Parks and Open Space Plan is Organized

- Chapter I of the Plan is this Introduction.
- Chapter II contains the Parks and Open Space Plan Vision Statement. Created by the Parks and Recreation Commission, the Vision Statement sets out the City's primary goals for future development of parks and open space in Mountain View.
- Chapter III presents a City-wide assessment of existing parks and open space facilities and makes recommendations for the future. The City-wide assessment focuses on issues that are of general concern to all areas and demographic groups in the community.
- Chapter IV summarizes and prioritizes the recommendations discussed throughout the Plan.
- Chapter V analyzes the specific park and open space issues of each of the City's ten planning areas (see Planning Area Map on page 37.) This Chapter compares the areas and makes recommendations for the future.
- Chapter VI provides a detailed discussion of the development of Mountain View's trail network, including Stevens Creek Trail, Hetch-Hetchy right-of-way, Bay Trail, Permanente Creek Trail and the Light Rail Trail.
- Chapter VII lists accomplishments since the last Parks and Open Plan was adopted in 1998.
- The Appendix includes additional and supplementary information.

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## II. Vision Statement

"Treat the earth well...we do not inherit the Earth from our ancestors, we borrow it from our children."

*Ancient Indian Proverb*

Mountain View enjoys a wide diversity of open space and park resources, ranging from small mini-parks to the many acres of Shoreline Regional Park. However, as population patterns and density trends, economic cycles, land acquisition opportunities and levels of environmental awareness change, the City will face new challenges and opportunities. Mountain View's approach to open space resource management must continue to be responsive to these changing circumstances.

This Plan aims to ensure that open space and recreational opportunities are evenly available throughout the community. The Plan also seeks to encourage linkages to open space in adjacent communities. To achieve these goals, the Plan offers a long-term vision to guide decisions related to park and open space resources in the community. Establishing this vision is important in order to ensure the Plan's recommendations lead to further improvement of the already good quality of life experienced by Mountain View residents.

The long-term vision articulates the ultimate destination of this Plan. It serves as a road map, providing direction for the development of the Plan's goals and recommendations.

*Celebration of Mercy-Bush Park Dedication*



### Vision Statement

**Mountain View will increase park and open space resources, using creative and innovative means to achieve this goal.**

The preservation, maintenance and acquisition of parks and open space are priorities for Mountain View, as reflected in the many recommendations of this plan. Today, Mountain View enjoys a wide variety of open space and park resources. However, with continued higher-density development, the City needs more open space and parks. Since the City is almost completely built-out, new and different approaches may be necessary to meet community needs.

**Mountain View will ensure that open space and recreational opportunities are evenly distributed throughout the community.**

The park and open space resources available in Mountain View today are not evenly distributed throughout the City. Thus, while Mountain View as a whole needs additional parks and open space, the need for open space is higher in some neighborhoods than in others.

**Mountain View will increase and improve access to both existing and planned parks and open space.**

Improving access to park and open space resources, through a well-connected trail system and through smaller, more localized improvements, will relieve some need for new facilities.

**Mountain View will strive to be a City with a visually green environment.**

The protection and enrichment of the urban forest is of great importance to the well being of the City's residents. All "green" areas, large or small (such as median and parking lot trees and vegetation) contribute to the feeling of an open, livable city and should be increased, improved and maintained.

**Mountain View is not an island; regional open space possibilities are important and will be considered and supported.**

The development of and connection to open space in other communities can greatly improve Mountain View's park and open space systems and benefit Mountain View's residents. Mountain View should work with other governmental bodies in our region to acquire, develop and support regional open space resources.

**Mountain View will involve and empower the community in the planning and implementation of programs related to parks and open space.**

Greater community involvement in the updating of the Parks and Open Space Plan is especially needed to ensure that the public's wishes and needs are served. For the next update of this Plan, the City will identify additional ways to obtain a higher level of involvement by the public regarding parks and open space use.



# III. City-Wide Assessment

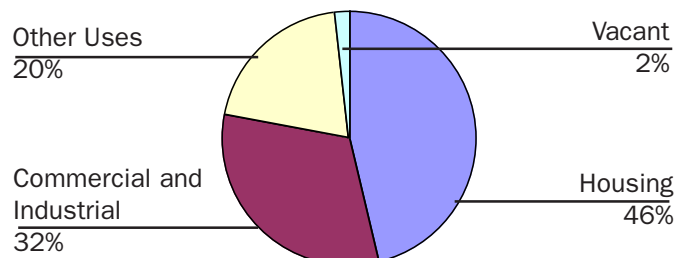
"When one tugs at a single thing in nature, he finds it attached to the rest of the world."

*John Muir (1838-1914)*  
*Explorer, naturalist, conservationist*

## City Land Use and Growth Trends

Mountain View began in 1902 as an agricultural community, with a small business and residential core surrounded by farms and orchards. During the 1950's and 60's, the City experienced a boom, growing from a population of 10,000 in 1950 to almost 50,000 in 1965. This period saw the transformation of the City from an agricultural community to a city with homes, commerce and industry. By the mid-1980's, Mountain View had completed its post-World War II development. During the 1990's, Mountain View experienced an influx of technology companies. With the Silicon Valley high tech boom, the City has become a prime location for technology companies, both large (SGI, Sun Microsystems, Alza, Hewlett-Packard and Microsoft) and small. As a result, the City's North Bayshore business park area experienced a great deal of development in the late 80's through the 90's. In addition, with a shortage of vacant land, residential development has shifted from large apartment complexes and large lot single-family homes to other, higher density developments, such as townhomes and small lot single-family residences.

Mountain View, which is 7,609 acres in size (including roads and streets), is almost fully built-out with little vacant land left. As of 2000, about 46% of the land in the City was used for housing, 32% for commercial and industrial uses, and 20% for other uses such as parks, schools and agriculture, leaving only 2% vacant<sup>1</sup>. The overall residential density in Mountain View is 10 persons per acre (based on a pre-census 2000 population of 76,025 persons). When just residentially zoned land is considered, density rises to 23 persons per acre. The residential density of Mountain View's 10 individual planning areas ranges from a low of 10.4 persons per acre in the Grant Planning Area to a high of 53.8 in the San Antonio Planning Area and 60.5 in the North Bayshore Area.



<sup>1</sup>Source: Mountain View 2000-2001 Budget

With 98% of the available land developed, most new residential developments in Mountain View will happen one of two ways: existing buildings can be expanded or redeveloped, or land can be rezoned for residential purposes. Since 1990, the expansion or redevelopment of existing buildings, and several large rezonings, have resulted in the addition (or approved addition) of a significant number of new housing units in Mountain View. Examples include:

### **Expansion or Redevelopment Projects**

- Park Place, located downtown, which was expanded in 2000 from 370 apartment units to 490 units.
- Americana Apartments, which recently (1999) completed a 58 unit expansion at an existing large complex.
- Various small projects in which existing housing units were removed and replaced with a greater number of units on the same property. Examples include 285 Chiquita Avenue (7 single-family units replaced by 10) and 925 Evelyn Avenue (2 units replaced by 44 townhomes).

### **Rezoning Projects**

- The Crossings, a mixed use development completed in 1999, replaced an underutilized shopping and office complex with 350 housing units.
- Whisman Station, an industrial site redeveloped between 1997 and 2000 with 515 housing units.
- Two projects developed on property formerly owned by Minton's Lumber Company. One development, located on Villa Street, consists of 32 small-lot single-family homes completed in 1995. The other, on Evelyn Avenue, has 34 small-lot single-family homes completed in 1997.

*Whisman Station Townhomes*



- Del Medio Court, a former warehouse site, redeveloped with 54 townhome units in 2000.

Residential growth in Mountain View is projected to slow considerably in the coming years. Based on a study of remaining residential development potential (completed by the City's Community Development Department in November 1999), the total number of housing units expected to be added under full buildout projections is less than the total number added or approved between 1990 and 2000. In other words, between 1990 and 2000, an estimated 2,310 new housing



## Summary of Existing and Projected Housing

Existing Housing Units  
1990 Census 31,000

New or Approved Units  
1990-2000  
(estimate) 2,310

Additional Units Under  
Existing Zoning 1,530

Additional Units From  
Potential Rezoning 625

**Total Buildout Expected  
Under Current  
General Plan 35,465**

<sup>1</sup> Dana Park, Creekside Park, Jackson Park, Chetwood Park, Magnolia Park, Sierra Vista site, Devonshire site, Charleston Park

units were added to the City. From the year 2000 until the City reaches the maximum number of housing units projected by the current General Plan, only approximately 1,530 additional units will be added (see adjacent Summary of Existing and Projected Housing table).

However, there are three additional areas of the City that the General Plan states should be considered for residential rezoning. The areas and their development potential are the Evelyn-Moorpark area in the Whisman Planning Area (about 430 units), the Polaris-Gemini area in the Stierlin Planning Area (about 150 units) and the Mayfield/Central Expressway area in the Thompson Planning Area (about 50 units). These 625 units are also accounted for in the summary shown in adjacent sidebar.

While 2,155 (1,530 + 625) housing units could potentially be built in Mountain View in the future, this number is based on the assumption that property owners build out to the maximum allowed by the zoning. In reality, the current trend is to develop these small parcels with lower density small-lot single-family homes or townhomes, rather than higher density apartments and condominiums, so that only about two-thirds of the potential housing stock is achieved. It is unlikely that the scale of future housing projects will be the size of recent developments, due to small parcel sizes and fragmented ownership patterns. Appendix 2 provides a breakdown of expected future growth by planning area.

All new residential growth contributes to the need to provide additional park and open space lands. Ideally, each new development project would provide park land commensurate with the number of new housing units developed. However, this is not the case, as many smaller developments pay a fee in-lieu of providing park land. As noted earlier, these fees are used not only for park land acquisition, but many other parks and open space improvements as well.

Between 1990 and 2000, 2,310 housing units were added. At 3 acres per 1,000 residents (the City's standard, as discussed in more detail later in this Plan) this reflects a park need of 16.5 additional acres. However, in that same time period, only about 12.5 acres of new parkland<sup>1</sup> were added to the City (not including the Stevens Creek Trail).

Additionally, many park improvement projects were funded through in-lieu fees during that time period, and some fees have been reserved to purchase additional park land as it becomes available.

## Existing Parks and Open Space Facilities

As shown in the Table on the following page, Mountain View has more than 1,000 acres of park and open space land, divided among fifteen mini-parks (2 undeveloped), thirteen neighborhood/school parks, five neighborhood parks not associated with school sites, three community parks and one regional park (see Appendix 3). Although categorized as such, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

### Mountain View Parks<sup>1</sup>

Park Type	Acres
Mini-Parks	12
Neighborhood Park City-owned	41
Neighborhood Park School District Owned	140 <sup>2</sup>
Community Parks	78
Regional Parks	753
TOTAL City Parks	1,024

<sup>1</sup>Unquantified open space not accounted for in this table, include the Steven's Creek Trail, Willowgate Community Garden and Deer Hollow Farm.

<sup>2</sup>The open space at Springer Elementary, Graham Middle and Mountain View High Schools is included in this calculation. However, the City does not maintain agreements with the School Districts for joint use of these sites as parks, nor does the City provide any maintenance services. Therefore, access to and usability by the public of these sites is somewhat limited.

In addition, the City has a tremendous resource in the Stevens Creek Trail, a facility more than half-way complete (as of late 2000) towards the goal of providing a north/south connection through the City. The Hetch-Hetchy right-of-way, generally running through the City in an east-west direction, may offer further opportunities to connect neighborhoods with trail systems.

The City's regional park facility, Shoreline at Mountain View, is a 753 acre open space and wildlife preserve consisting of wetlands, marshes, upland habitats, a golf course, sailing lake, the historic Rengstorff House and two adjacent open space areas, Crittenden Hill and Vista Slope (both opened in 1999).

Additional open space resources include Deer Hollow Farm and the Willowgate Community Garden. Deer Hollow, located in the hills above Los Altos, is a 10 acre working farm serving as a nature preserve and environmental education center. The Willowgate Community Garden is located on a one acre parcel in the Stierlin Planning Area. Its 84 garden plots are leased to Mountain View residents for one year at a time.

Other recreational facilities located in Mountain View include a Community Center, two sports centers, two swimming pools, a Senior Center and a Teen Center. A new Community Center (to replace the existing one at Rengstorff Park) is planned to be constructed beginning in 2002. The new Center will be designed with the flexibility to serve the City's changing needs and provide space for use by non-profits. For a list of all City parks and facilities, see Appendix 4. A general description of each of the different park types can be found in Appendix 5.

## Overall Assessment

Mountain View prides itself on being well served with open space. This Plan attempts to objectively assess parks and open space needs in the City. A useful starting point is the City's Park Land Dedication Ordinance, which requires developers to dedicate (or pay equivalent fees for) at least 3 acres of park land for each 1,000 residents in a new development. This 2001 update of the Parks and Open Space Plan uses this formula of 3 acres per 1,000 residents as a reasonable standard of acceptable open space. (For further discussion, see Appendix 6.)

Based on the number of mini-, neighborhood, school and community parks, and a January 1, 2000 pre-census population of 76,025, Mountain View currently exceeds the standard, as 3.56 acres per 1,000 residents are provided. When the Shoreline regional facility is factored in, the ratio rises to 13.47 acres per 1,000 residents, well in excess of the standard.

Although overall it appears the City is well served by park and open space resources, open space is not evenly distributed throughout the City. To provide an in-depth understanding of the open space resources and needs in Mountain View, this Plan analyzes each of the City's ten planning areas using a number of criteria. These assessments are presented in a later section of the Plan.



*Children exploring Deer Hollow Farm*

## Issues of Special Concern

### Joint School/Park Sites

School sites are a large and important part of the City's open space resources. Currently, the City has a large supply of mini-parks, but relatively few larger neighborhood parks.

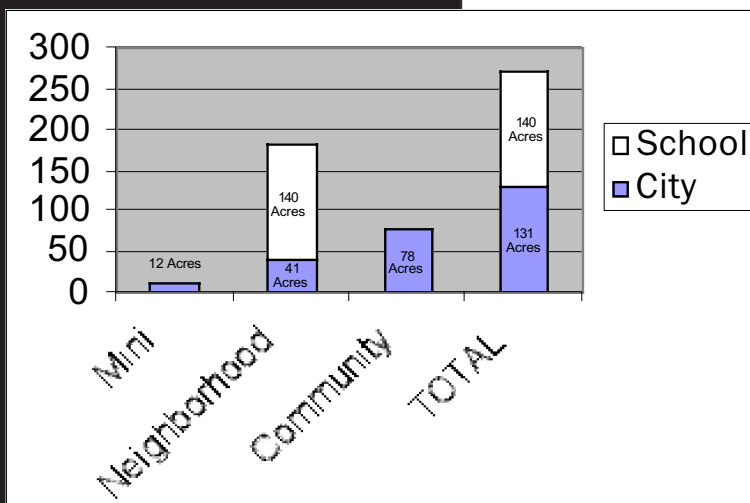
Also, there is almost no remaining vacant land, and few, if any, opportunities to acquire large open space areas the size of a neighborhood park. The school sites provide the large areas

(typically 5 acres or more) needed for athletic activities such as baseball, softball and soccer.

Mountain View has a long standing policy (General Plan Policy 5) of developing cooperative agreements with the school districts to allow use of the schools as neighborhood parks. These agreements allow for the joint use of 10 school sites for park and recreation purposes (the City owns adjacent park land at five of the school sites). In exchange for after school hour use of the play fields, the City maintains the open space area at all schools except Springer Elementary (part of the Los Altos School District), Graham Middle School, and Mountain View High School.

As illustrated in the graph below, slightly more than half (52%) of the City's total park and open space resources (excluding Shoreline regional facilities) are located at School District owned sites. The school district lands account for 75 percent of the City's neighborhood park area. In many cases, the City has made significant economic investments in park and playground improvements at the school sites.

*City versus School District owned open space*



In terms of the open space standard discussed above in the Overall Assessment section, if school open space lands are deducted from the City's open space inventory, the ratio of open space to residents drops from 3.56 acres per 1,000 residents (excluding regional resources) to 1.70 acres per 1,000 residents. As the districts look for different ways to handle fluctuating enrollments, City open space resources can be left in an uncertain position.

The ability to ensure that the open space areas owned by the school districts remain available is somewhat



*Joint School/Park Site*

limited, as the schools have final jurisdiction over placement of portables and other needs that may encroach on the open space. The City can and does negotiate with the districts to maintain the existing open space areas, but some space has been impacted.

One issue that has affected the amount of open space available at public school sites is the state-wide voluntary Class Size Reduction (CSR) program. Since 1997, the state has been offering financial incentives to schools that provide classes of 20 or fewer students in grades K-3. As a result, schools have added temporary buildings, and are

reconfiguring campuses to include construction of new buildings to accommodate the CSR program. As the number of education buildings increase, the amount of open space available for public use may decrease.

The Preservation Criteria developed for this Plan (presented on page 25) are an important tool to help the Parks and Recreation Commission assess the impact of threatened or lost school site resources, and formulate recommendations to the City Council, if needed. School open space resources can also be lost to residents when schools are closed and grounds are sold. To mitigate the effects of such sales, the Naylor Act (a state law) allows cities to buy a portion of the open areas of surplus school district properties at 25 percent of market value. However, even at this discounted price, the actual acquisition of school lands can be an economic challenge.

### **Other Private and Public Open Space**

There are many forms of private open space areas throughout the City of Mountain View. Many multi-unit developments provide their residents with open space and recreational facilities such as swimming pools, large lawn areas, water features, community rooms and children's play areas. Some larger developments providing these types of amenities include: the Crossings in the San Antonio Planning Area; and, Cuernavaca, the Americana and Runningwood Circle in the Sylvan-Dale Planning Area. While not addressed specifically, or accounted for numerically in this plan, these private open space amenities contribute to the overall park and open space resources available to the residents and the community.

The several large parcels of land in the City that still remain in agriculture or open space use are another type of private open space in Mountain View. These types of properties, although held in private ownership, are valuable assets. They provide visual respite from the urban environment, and represent the last remnants of the City's agricultural past. They serve as a reminder of what the Santa Clara Valley once looked like.



Where possible, the City should support efforts by other agencies, private organizations or non-profits to preserve agricultural lands if they become available. Some possible methods of preservation are long-term conservation easements, donations by property owners, partnerships with private or public agencies, formation of a nonprofit organization and partial acquisitions.

Much of what has been said about private open space in agricultural use is also true of open space lands in Mountain View that are owned by other public agencies. Examples of land owned by other agencies include:

- The former vector control site in the Whisman Planning Area (Santa Clara County);
- The Hetch-Hetchy right-of-way, which passes through the City in an east-west direction (City of San Francisco); and,
- Some lands adjacent to Stevens Creek and other waterways (Santa Clara Valley Water District).

These lands can play an important role as additional open space in the City and should be preserved through cooperation with the owning agencies. Full or partial acquisition, long-term easements and other similar mechanisms can all be employed to ensure these valuable open space areas are retained.

## **Access to Parks and Open Space**

A main focus of this Plan, as articulated in the Vision Statement (see page 15), is to ensure that open space is evenly distributed throughout the community. As detailed later in the Planning Area Assessments Chapter (see page 35), certain criteria have been established to help evaluate where this goal is not being met. Typically, this evaluation has led to recommendations regarding additional acquisition of parks and open space land in areas that were determined to be under served (or “deficient”).

One of the criteria evaluates whether residents are located within a safe and comfortable walking distance of a park (as defined on page 36). While the use of this criterion further helps to determine if land acquisition should be a priority in certain neighborhoods, it also introduces the concept of evaluating the accessibility of the park for the residents living within a half-mile radius.

Improving access to park sites can help relieve deficient areas, in addition to or in-lieu of acquiring new park land. For example, Thaddeus mini-park is located just across Middlefield Road from one of the neighborhoods that does not have safe and comfortable walking access to a park (as determined by the criteria evaluation for the Rengstorff Planning Area, see page 58). Currently, there is no safe way to cross Middlefield Road to reach the park. If improvements, such as stop signs, crosswalks or signals were made in this area, safe access to Thaddeus Park from this neighborhood would be possible.

Park access is therefore evaluated in each of the planning area assessments. In some cases, specific areas in need of improved access have been addressed. In other areas, the scope and timeframe of this Plan did not allow a thorough examination of where access improvements are needed, or the practicalities of providing such improvements. However, working to build and improve access to open space is one of the major recommendations of this Plan.

While the majority of areas and facilities within City parks are accessible to persons with disabilities, access will be a requirement of considerable importance when identifying areas in need of improvement and developing solutions. The Americans with Disabilities Act (ADA) requires that persons with disabilities not be discriminated against in regard to access to public facilities. Specifically in regard to playground equipment, the City completed a comprehensive study in 2000 to identify improvements needed to bring equipment in compliance with State law. These improvements, as defined in the new guidelines, will occur in most City parks during the next 5 to 6 years.

## Trail Systems

Trails and trail systems are important to the continued improvement of Mountain View's park and open space resources; accordingly the subject is discussed in much detail in a separate Chapter later in this Plan. Even though a trail may at first seem only to impact or affect the immediate area around it, trails are all important on a City-wide basis as well. It is the inter-connecting of individual trails and other pedestrian and bicycle routes that expands the benefits of a trail system over a broader area.

Therefore, the continued planning and development of trails and connectors should be considered an issue of city-wide importance. Focus should especially be given to providing access (through mini-trails and other connectors) to existing and planned trails, developing a city-wide network of pedestrian and bicycle pathways, and providing connection to regional resources when possible.

*Central Avenue entry to Stevens Creek Trail*



## Summary

After years of growth and development, Mountain View is almost fully built-out, with little vacant land left. As higher density developments have come in over the past years, park and open space acreage has not kept up with the increase in number of residents. Acquisition of additional open space and its development for community park use is a priority for Mountain View. At the same time, it is clear that open space resources are not evenly distributed among the City's

### Preservation Criteria

- The impact the loss of open space will have on the City's current and future recreation programming.
- The City's investments, assets and development on the property (i.e., play equipment, tennis courts, irrigation systems, play fields, etc.).
- The quantity of other existing public and/or private open space/recreation facilities in the planning area.
- The impact of loss on Mountain View's overall park system.

various neighborhoods. The City should focus on open space acquisition and park development in those areas most deficient in open space resources (as identified in Chapter V). City wide, the urban forest is of great importance to the well-being of residents. The City should promote the urban forest and take all opportunities to green our urban environment. (See recommendations in Chapter IV categorized as Increase Open Space and Improve Existing Open Space.)

With limited vacant land left, the City needs to work with others (governmental agencies, private owners, businesses) to enable shared use of park and open space resources. Whatever remains of our agricultural past is especially important in this context. Of central importance to the park and open space inventory are the school districts. The City must work with the districts to build, maintain and improve joint use agreements of their open space resources and to prevent any loss of these. (See recommendations in Chapter IV categorized as Preserve Existing Open Space). Should the loss of a park or open space area be threatened (e.g., the surplus of a school site), City action should be guided by the preservation criteria shown in the adjacent sidebar.

While Mountain View needs to acquire and develop more parks and open space resources, an additional priority is to maximize the use of existing resources. To that end, the City must work to improve access to existing parks and open space from the City's various neighborhoods. (See recommendations in Chapter IV categorized as Provide Access to Open Space.)

Finally, Mountain View must improve its system of pedestrian and bicycle trails to connect our neighborhoods to each other and to connect the City as a whole to regional parks and open space areas. (See recommendations in Chapter IV categorized as Develop Trail Systems.)

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## IV. Recommendations

“...first and foremost, Americans believe that recreation and leisure are a part of their lives which is of critical importance.”

*Professor Geoffrey Godbey, 1993,  
Professor of Leisure Studies,  
Pennsylvania State*

*Shoreline Regional Park*



### Introduction

This section of the Parks and Open Space Plan presents and prioritizes all of the recommendations that appear in this Plan:

- City-wide recommendations developed based on the analysis presented in the previous City-Wide Assessment Chapter;
- More specific recommendations made for each of the ten planning areas, presented in the following Planning Area Assessments Chapter; and,
- Recommendations for the City's trail systems, presented in the Trail Systems Chapter later in this Plan.

The purpose of the priority system is to establish a basis for determining which recommendations are most pressing and in what order they should be undertaken. The priority system is intended to be used as a guideline only. It is fully expected that some recommendations might be implemented out of priority order, dependent on current opportunities and circumstances. However, by establishing a system of priorities, the City can help ensure a logical approach to future decision-making.

In order to create a priority system, the Parks and Recreation Commission divided all recommendations into five major categories:

- Increase Open Space
- Improve Existing Open Space
- Preserve Existing Open Space
- Provide Access to Open Space
- Develop Trail Systems

The Commission believes that these categories are of equal importance in fulfilling the open space needs of Mountain View, and, therefore, has not ranked these categories.

## Planning Area Rankings

Planning Area	Need Score
San Antonio	42
Sylvan-Dale	37
Rengstorff	30
Central	25
Stierlin	24
Thompson	20
Whisman	19
Miramonte	15
Grant	14

Within each of the categories, the Commission has formulated broad recommendations that reflect the goals presented in the Open Space Vision and address City-wide issues. These City-wide recommendations are prioritized within each category.

Additionally, the Commission has spelled out specific, practical recommendations within each of the City-wide recommendations. These specific recommendations relate to the individual planning areas and are prioritized according to each planning area's open space needs (as described below).

While all of the City's ten planning areas would benefit from additional open space, the Parks and Recreation Commission decided to rank each area in order of need. The ranking is based on the five criteria presented in the Planning Area Assessments Chapter of this Plan (see page 36).

A ranking of 1 through 10 was developed for each of the criteria. For example, one of the criteria is Character of the Area. A planning area that has more residential than non-residential area has a higher need for park and open space facilities. Therefore, the planning area with the most residential area would have the highest need and be assigned the highest ranking of 10.

Ranking assignments were made for each of the five criteria in each of the ten planning areas. The result was a numerical Need Score for each area. The lowest possible score was 5 and the highest was 50. The adjacent table illustrates the Need Score for each of the ten planning areas. The San Antonio Planning Area has the highest Need Score, 42, while the Grant Planning Area has the lowest Need score, 14. For more detailed information about the Need Score process and the planning area rankings, please refer to Appendix 7.

Planning area recommendations are always listed in their rank order, so that the planning area with the greatest Need Score has priority over those with lower Need Scores.

## Prioritized Recommendations

The list of all the prioritized recommendations for this Plan begins on the following page.

### **City-wide Priority 1**

Acquire open space, especially in neighborhoods deemed most deficient in open space.

### **City-Wide Priority 2**

Work with owners of open space not currently available for acquisition to enable shared use of these resources (by means of joint use, easements, or other cooperative mechanisms.)

## **Increase Open Space**

### **Planning Area Priorities**

#### **a. San Antonio**

Add open space in the Del Medio neighborhood. Two possible ways to accomplish this goal have been identified:

- Acquire land approximately 1/2 to 1 acre in size;
- Explore the possibility of joint expansion and development of Monroe Park with the City of Palo Alto.

#### **b. San Antonio**

Acquire land in the mid-section of the San Antonio Planning Area for development of a mini-park, preferably on the north side of California Street.

#### **c. Rengstorff**

Acquire land adjacent to the City-owned parcel at the corner of Wyandotte and Reinert Streets, and improve access to this area from across Old Middlefield Road.

#### **d. Central**

Acquire land in the area north of California Street, between Escuela Avenue and Shoreline Boulevard, for development of a mini-park.

### **Planning Area Priorities**

#### **a. Whisman**

Explore possible open space uses for the County Vector site. Work with the County to gain use of the site, as needed, either through full or partial acquisition, or other means, such as long-term easements.

## Improve Existing Open Space

### City-wide Priority 1

Develop open space as parks for community use, especially in neighborhoods deemed deficient in open space. Encourage maximum community input in all stages of development.

### City-wide Priority 2

Preserve and promote the City's Urban Forest in order to retain neighborhood character and ensure the greening of the increasingly urbanized environment. All public spaces should function as visual open space (e.g., through parking lot and vacant lot landscaping; street medians; etc.).

### City-wide Priority 3

Improve and renovate existing parks.

#### Planning Area Priorities

##### a. San Antonio

Consider parks and open space uses when improving or developing the vacant land between Rengstorff Park and the Senior Center.

##### b. Rengstorff

Develop the Sierra Vista site as a mini-park.

##### c. Whisman

Develop the Devonshire site as a mini-park.

#### Planning Area Priorities

##### a. Central

Retain the four City-owned parcels on South Shoreline Boulevard that are zoned as visual open space.

#### Planning Area Priorities

##### a. San Antonio

Continue the renovation of Rengstorff Park.

##### b. North Bayshore

Complete the landscape element of the Vista Slope open space area and adjacent section of Permanente Creek Trail.

### **City-wide Priority 1**

Work with school districts, utility companies, private owners, governmental agencies, etc., to ensure that no current open space is lost. To accomplish this, the City should:

- i) Strengthen existing and future city/school joint use agreements to provide additional methods to ensure preservation of school open space areas.
- ii) Continue to maintain all joint use agreements with the school districts for use of open space at public middle and elementary schools.
- iii) Develop new joint use agreements where they currently do not exist.
- iv) Strengthen and formalize current partnerships to provide safe custodianship of land in Mountain View that is owned by other agencies, such as San Francisco Water District (Hetch-Hetchy), Santa Clara County Water District, Santa Clara County, and P.G. & E.

### **City-wide Priority 2**

Where possible, support efforts by other agencies, private organizations and/or nonprofits to preserve a portion or all of Mountain View's agricultural lands as permanent open space use, if they become available.

### **City-wide Priority 3**

Work with other agencies to preserve all bay-front land that becomes available.

## **Preserve Existing Open Space**

### **Planning Area Priorities**

#### **a. Miramonte**

Develop a joint use agreement allowing public access to the open space at Graham Middle School.

#### **b. Grant**

If possible, develop an agreement with the Mountain View High School District for joint use of the open space at Mountain View High for public use.

### **Planning Area Priorities**

#### **a. Miramonte**

Preserve Cuesta Park annex as open space until such time as a Master Plan is complete. Open space use should be considered during the Master Plan process.

#### **b. Grant**

Preserve open space at Sleeper and Franklin Avenues.

### City-wide Priority 1

Work cooperatively within the City and with other governmental agencies to ensure that access to open space resources is enhanced (i.e., traffic safety, attractive to users, etc.).

## Provide Access to Open Space

### Planning Area Priorities

#### a. San Antonio

Provide a safer and improved crossing of Rengstorff Avenue to increase the accessibility of Rengstorff Park to those persons living on the west side of Rengstorff Avenue, north of California Street.

#### b. Rengstorff

Improve access to Thaddeus and Monta Loma Parks through safe street crossings and other techniques.

#### c. Rengstorff

Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.

#### d. Sylvan-Dale

Provide access to the City-owned open space located across Highway 85 along Stevens Creek. Such access could be provided through means of a pedestrian over-crossing either as part of the Stevens Creek Trail or independent of construction of the Trail.

#### e. Grant

Continue assessing the feasibility of extending the Stevens Creek Trail from Yuba Drive to Mountain View High School.

#### f. Miramonte

Collaborate with the Mountain View School District to provide safe access across Castro Street to Graham Middle School from the residential area bordered by El Camino Real, Castro Street and Miramonte Avenue.

#### g. Grant

Provide a safe and convenient crossing on Phyllis Avenue to allow access to Bubbs School/Park from the small residential area located on the east side of Phyllis.

#### h. Grant

Provide access to the City-owned open space located along Stevens Creek, even if the trail extension is not completed.

### **City-wide Priority 2**

Work cooperatively within the City to build mini-trails to facilitate access to trails from neighborhoods, especially from neighborhoods that are under-served in open space.

### **City-wide Priority 1**

Continue developing a city-wide network of pedestrian and bicycle pathways to connect neighborhoods to each other and to open space resources.

## **Provide Access to Open Space**

### **Trail System Priorities**

a. Identify locations where new or improved access to trails and bicycle routes would improve safe, continuous non-auto routes throughout the City. Implementation of such improvements should be given priority in those planning areas that are under-served by park and open space resources.

## **Develop Trail Systems**

### **Planning Area Priorities**

#### **a. Stevens Creek**

Develop Stevens Creek Trail Reach 4, Segment 2 for biking, hiking and wildlife preservation. The development should be sensitive to the needs and concerns of the community.

#### **b. Hetch-Hetchy**

- Develop the Hetch-Hetchy corridor in reaches for biking, hiking and other recreational opportunities.
- Develop a strategy to ensure maximum utilization of the Hetch-Hetchy right-of-way for an east-west pedestrian and bicycle corridor. Existing uses along the entire right-of-way should be documented. This information should be used to identify potential areas for trail development, and optional ways (e.g., through existing parks, or on-street bike paths) to continue linkage where the right-of-way is not available for trail development.

c. Permanente Creek Trail – Conduct a feasibility study for creating a pedestrian/bicycle access from the south end of the Permanente Creek Trail across Highway 101. If feasible, develop such access.

d. Charleston Retention Basin - Preserve and improve the public trail around the Charleston Retention Basin and access to Stevens Creek Trail.

### **City-wide Priority 2**

Work with other cities and governmental agencies to develop regional trails connecting Mountain View with regional trails and open spaces.

## **Develop Trail Systems**

### **Planning Area Priorities**

- a. Continue to support development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands.
- b. Explore all opportunities to connect the City's regional open space areas to the Cargill Salt Ponds, as they are returned to their natural state.
- c. Work with other cities and agencies in the interest of developing a network of inter-linked trail systems.



# V. Planning Area Assessments

"No town can fail of beauty...if venerable trees make magnificent colonnades along its streets."

*Henry Ward Beecher (1813-1887)*  
*Clergyman and reformer*

*Sylvan Park*



## Introduction

While the City has an outstanding park and recreation system, the City-wide assessment presented previously reveals a number of existing needs. In addition, it is clear that parks and open space resources are not evenly distributed among the various neighborhoods in Mountain View. Balancing the needs and concerns of each neighborhood within Mountain View is a difficult task, especially given the scarcity of space in a city as developed as Mountain View and the City's limited financial resources. A necessary first step, however, is to conduct a clear analysis of the parks and open space needs in Mountain View and its various neighborhoods.

In order to provide an organized way to evaluate the City's park and open space needs, the City is divided into ten planning areas. While the planning areas are simply based on census tract boundaries, they are useful for the purpose of this Plan because they provide a consistent framework, and help facilitate a logical method of analysis. In order to provide useful comparison information, the data (e.g., density, amount of existing open space) for each planning area is compared against the "average" of that data for all the planning areas. So while one area may be above average in the amount of open space provided per resident, another may be below. Since all the

comparisons are relative to the average, it helps provide a picture of the areas in greatest need of open space and park facilities or improvements.

Throughout this Plan, open space calculations are generally shown without the regional open space acreage included. In the planning area assessments especially, the distinction is made. In those assessments, the planning area calculations are measured against the "average of all planning areas."

## **Acquisition and Improvement Criteria**

### **Zoning of the Area**

- Is the area primarily zoned for residential or commercial/industrial uses?

### **Residential Density**

- Is the density of the residential area, including number of children, high or low?

### **Proportion of Multi-Family Housing**

- Is the residential acreage in the area primarily single-family or multi-family housing?

### **Availability of Open Space Within a Safe and Comfortable Walking Distance**

- Do residents have access to open space facilities within a 1/2 mile walking distance without crossing major traffic barriers?
- The National Recreation and Park Association's (NRPA) desirable standards for park and recreation facilities indicate that up to 1/2 mile is generally considered to be a safe walking distance.

### **Current Amount of Open Space**

- What is the inventory of open space in the area and what type is it?
- Is the overall City standard of providing 3 acres of open space for every 1,000 residents met?
- Appendix 6 provides more information about the use of open space standards and, more specifically, about how Mountain View's open space standard was developed.

However, the “average” excludes the North Bayshore planning area. The North Bayshore area contains all of the City's regional open space (with the exception of portions of Stevens Creek Trail), but has very little population or housing. The large open space acreage tends to skew the picture of what the “average” planning area looks like.

On the following pages are the assessments of park and open space needs for each of the ten planning areas. The ten planning areas are presented in alphabetical order for ease of reference. A map showing the location of each planning area within the City boundaries is provided on the next page. More detailed maps of each individual planning area are provided in the assessments.

A fair amount of demographic and other data is presented for each planning area. This data was crucial to the evaluation of open space needs for each area. Factors such as the number of single-family versus multi-family homes, density and the current amount of available open space were taken into consideration. This data is presented in detail in each planning area assessment. For an overview of the data for all planning areas, please refer to Appendix 8. Please note that the calculation to determine the current amount of open space for each area includes only “existing facilities” and does not include any areas discussed as “other open space”.

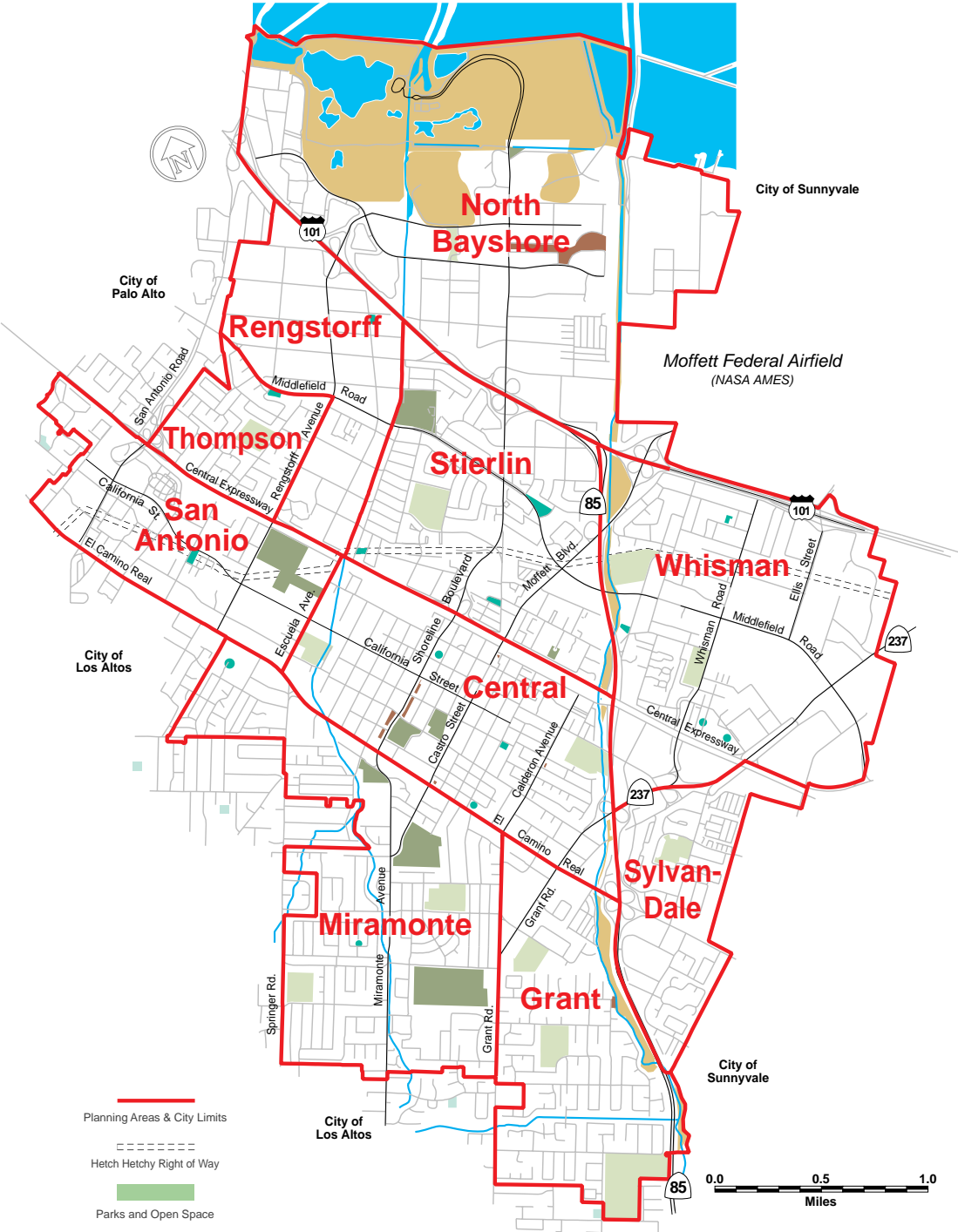
## **Method of Assessment**

The purpose of conducting these planning area assessments was to determine which areas meet the City's minimum standards for parks and open space and to help determine how to make improvements. The needs assessment for each area was based on a variety of factors, including improvements to the area since adoption of the 1998 Plan, existing park and open space resources in and adjacent to the planning area, city demographics, public input and application of Acquisition and Improvement Criteria.

Acquisition and Improvement Criteria were used to determine if there was an additional need for parks or open space in a planning area. Each of the ten planning areas was evaluated using these criteria. (See sidebar for list of criteria.)

For each planning area, this document presents a listing of open space facilities, relevant demographic data, an assessment of open space and park needs, a discussion of these needs and specific recommendations. These recommendations are prioritized within the framework of City-wide recommendations, as presented previously in Chapter IV.

# Planning Area Boundaries



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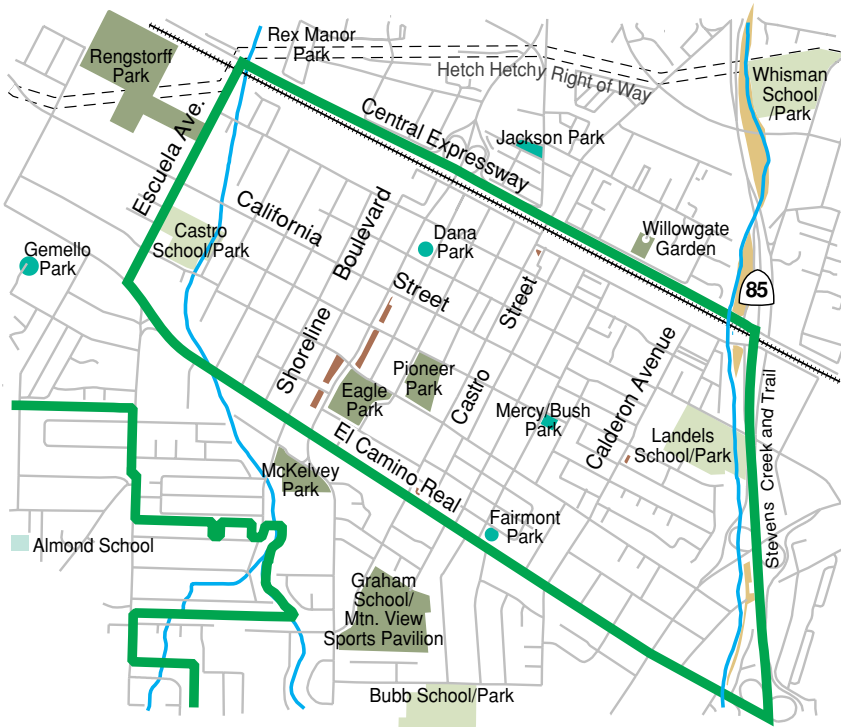
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## Central Area

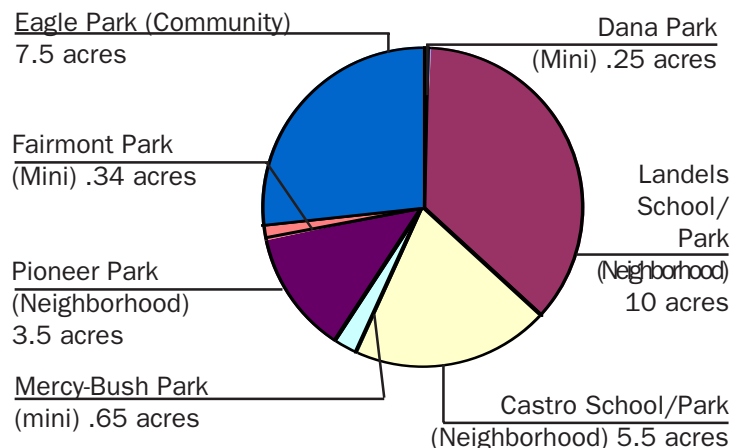
The Central Planning Area is bounded by Central Expressway, Highway 85, El Camino Real and Escuela Avenue. It is the fourth largest planning area with 772 acres and a mixture of neighborhoods.

### Existing Facilities

The Central Planning Area is well served by a variety of parks: Castro, Dana, Pioneer, Eagle, Landels, Fairmont and Mercy-Bush. Activities at these sites include swimming, soccer, softball, community celebrations and recreation playground programs. The field areas at both school/park sites, Castro and Landels, are maintained by the City.



The City also maintains a tot lot at Castro School and one of three tot lots at Landels. Both schools are currently utilized for after school recreation programming as well as youth sports and summer programs. The ballfields at Landels are also rented for adult sport leagues. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Central Planning Area.



### Other Open Space

The Stevens Creek Trail runs along a portion of the east border of the planning area. Access to the trail is provided at Landels School, which is currently the end point of the trail. The next reach of the trail (Reach 4, Segment 1), extending to Yuba Drive, is currently under development. Four City-owned parcels on South Shoreline Boulevard have been zoned as visual open space.

## Criteria Assessment

The following assessment is based on the criteria presented and described on page 36 of this Plan. These criteria are used to help determine the open space needs of the Central Planning Area.

### Character of the Area:

- The Central Planning Area is primarily residential in nature (see Planning Area Data Table below, line 4).
- Other uses include the downtown and commercial businesses along El Camino Real.

### Residential Density:

- The residential density is higher than the average for all planning areas (see Table, line 6).

## Planning Area Data Table

Line #	Description	Planning Area	
		Central	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	11,461	8,094
2	2000 Pop Under 19 pre-census (% of Total)	2,044 (18%)	1,481 (19%)
3	Size (Acres)	772	651
4	Residential Acres (% of Area)	Multi-Family 227 Acres (29%)  Single-Family 264 Acres (35%)  Total 491 Acres (64%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	27.8 (3.6%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	23.3	21.0
7	Open Space Acres per 1,000 Residents	2.43	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).



*Residential Street in  
Central Planning Area.*



### **Proportion of Multi-Family Housing:**

- More of the residential acreage in the area is devoted to single-family homes than to multi-family homes (see Data Table, line 4).

### **Availability of Open Space Within a Safe and Comfortable Walking Distance:**

- Major traffic barriers are: California Street, Castro Street, Central Expressway, El Camino Real, Shoreline Boulevard, Highway 85, and Highway 237 (see map in Appendix 10).
- One area, six blocks in size (bounded by Villa Street, Shoreline Boulevard, California Avenue, and Pettis Avenue), is not within a 1/2 mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). This six block area consists primarily of small lot, single-family housing, with some multi-family duplexes and low density apartment complexes.

### **Current Amount of Open Space:**

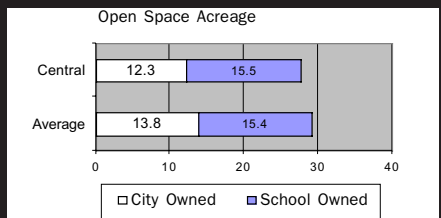
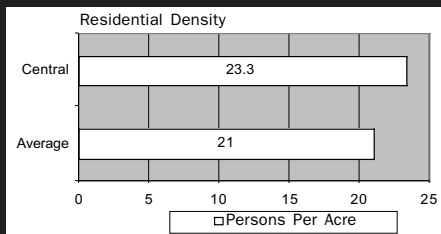
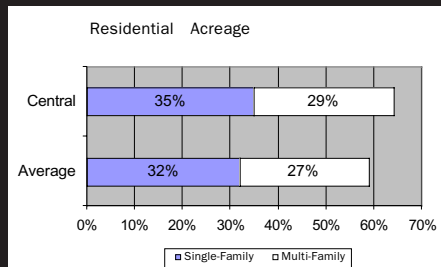
- The percentage of land in open space use is below the average for all planning areas (see Data Table, line 5).
- Park acreage of 2.43 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.

### **Discussion**

The Central Planning Area has a larger percentage of land in residential use than the average for all planning areas. Due to the high proportion of multi-family units, residential density is also above average.

The number of park acres per 1,000 residents is below the City standard (2.43 versus 3.00). The amount of open space in the planning area is also below the average.

The Central Planning Area is essentially divided into several distinct areas by the downtown and streets with high traffic volume. Castro Street and Shoreline Boulevard act as north-south divisions and California Street as an east-west division. All these various areas, except one, are well served by a variety of different park types, including 3 mini-parks, 4 neighborhood parks (two of which are joint city/school sites) and one community park.



Rengstorff Park is also located immediately adjacent, and accessible to, a portion of the Central Planning Area.

The area north of California Street, bordered by Escuela Avenue and Shoreline Boulevard, is the only neighborhood that does not have safe and comfortable access to a park. Given that the open space standard for the Central Planning Area is not met and the number of open space acres is below average, there is an identified need for additional open space in the planning area. Further emphasis could also be placed on open space resources in this area by providing maximum visibility of the open space parcels on Shoreline Boulevard, as appropriate.

## Recommendations

- Acquire land in the area North of California Street between Escuela Avenue and Shoreline Boulevard for development of a mini-park (see map in Appendix 11).
- Retain the four City-owned parcels on South Shoreline Boulevard that are zoned as visual open space.

## Grant Area

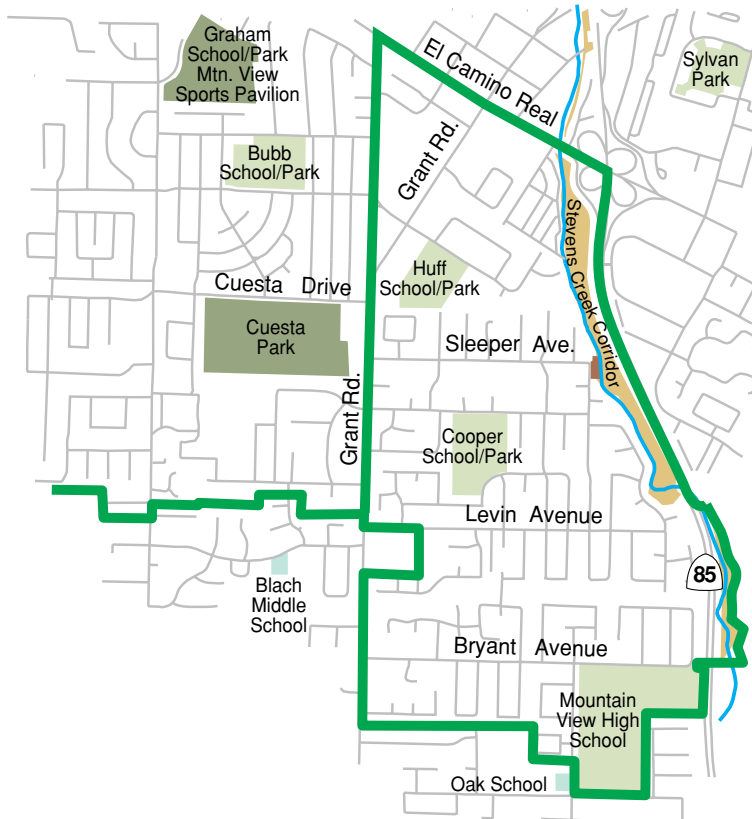
The Grant Planning Area generally comprises the southeast portion of the City and is bounded by El Camino Real, Highway 85, the Los Altos border and Grant Road. The area is 685 acres in size, the sixth largest of the planning areas, and consists primarily of single family residential uses.

### Existing Facilities

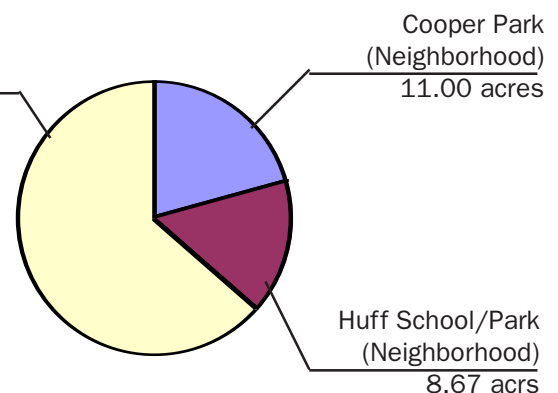
This area is served primarily by parks and open space located at three school sites: Cooper and Huff Elementary Schools and Mountain View High School.

Cooper is a closed school site currently occupied by pre-school and other community uses. The field facilities at both Huff and Cooper, as well as the tennis courts and playground at Cooper, are maintained by the City. The City owns half of the Cooper site, but Huff and

Mountain View High are owned solely by the School Districts. Furthermore, the City does not have an agreement with the High School District for shared use of Mountain View High as a park. It functions as an informal public open space only. Activities at the other sites include soccer, softball and playground programs. This area also has close access to Cuesta Park, as well as Oak Elementary School in Los Altos. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Grant Planning Area.



Mountain View  
High School  
34.10 acres





*Large-Lot Single-Family Homes*

## Other Open Space

A small, undeveloped parcel of open space, owned in part by the City and in part by the Santa Clara Valley Water District, is located at the corner of Sleeper and Franklin Avenues, adjacent to Stevens Creek along Highway 85. Additionally, the City owns a 19.5 acre area adjacent to Stevens Creek, which runs along the east side of the planning area. Currently, there is a study underway to determine whether continuation of the Stevens Creek Trail through this area is feasible. If completed, the trail would be a valuable link to adjacent planning areas and additional open space.

## Criteria Assessment

The following assessment is based on the criteria presented and described on page 36 of this Plan. These criteria are used to help determine the open space needs of the Grant Planning Area.

### Character of the Area:

- The Grant Planning Area is primarily residential in nature (see Planning Area Data Table next page, line 4).

### Residential Density:

- The residential density is lower than the average for all planning areas (see Data Table, line 6).

### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to single-family homes than to multi-family homes (see Data Table, line 4).

## Planning Area Data Table

Line #	Description	Planning Area	
		Grant	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	5,321	8,094
2	2000 Pop Under 19 pre-census (% of Total)	1,060 (20%)	1,481 (19%)
3	Size (Acres)	685	651
4	Residential Acres (% of Area)	Multi-Family 49 Acres (7%)  Single-Family 461 Acres (67%)  Total 510 Acres (74%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	53.8 (7.8%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	11.0	21.0
7	Open Space Acres per 1,000 Residents	10.11	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Grant Road, Highway 85, Phyllis Avenue and El Camino Real (see map in Appendix 10).
- One small group of homes and apartments, located along Phyllis Avenue and Pamela Drive (near El Camino) is not within 1/2 mile walking distance of a public park or open space facility without crossing a major traffic barrier (see map in Appendix 10). The housing in this area is primarily low-density apartments and duplexes.



*Large open space along Stevens Creek*

## Current Amount of Open Space:

- The percentage of land in open space use is above average for all planning areas (see Data Table, line 5).
- Park acreage of 10.11 acres per 1,000 residents exceeds the City overall standard of 3.0 acres per 1,000.

## Discussion

The Grant Planning Area is above average in the amount of residential area and consists mostly of large-lot single-family homes with only a small percentage of multi-family units. Accordingly, residential density is well below the City-wide average.

The park acreage per 1,000 residents exceeds the City standard (10.11 versus 3.00). The open space at Mountain View High School is included in this figure. Currently, the City does not have an

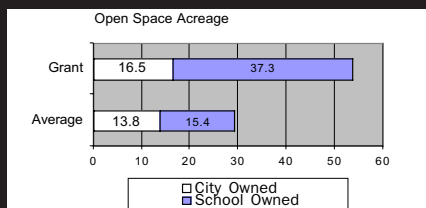
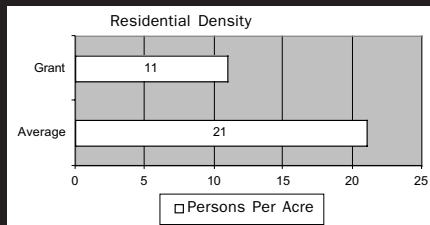
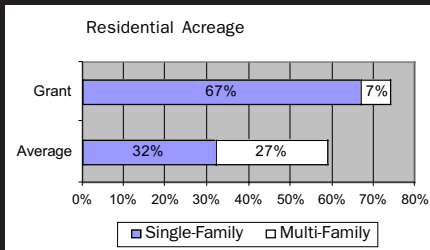
agreement with the High School District for joint use of the open space at this school. Due to the after school use of the fields and other facilities for school programs, public access to the open space is limited. If the open space at Mountain View High is not considered, the number of open space acres in the Grant Planning Area is reduced from 53.77 acres to 19.67 acres (representing 2.9% of the planning area rather than 7.8%). Accordingly, the park acreage per 1,000 residents is reduced from 10.11 acres to 3.70 acres, which still exceeds the standard.

Because the majority of open space in this planning area is owned by the School Districts (91%), availability of open space in the Grant area could be limited by changing school district circumstances. School uses and needs would prevail over open space use.

The Grant Planning Area is not considered deficient in parks or open space and all portions of the area, except one, have safe and comfortable access to a park or school. However, the large amount of land owned by the School District increases the need for other open space opportunities. There is a small, undeveloped parcel of open space at the corner of Sleeper and Franklin Avenues. It is a valuable addition to the neighborhood and should be preserved for open space use.

The extension of the Stevens Creek Trail into the Grant Planning Area would provide the ability for residents to connect to other parks located along the trail, and to enjoy the large open space area owned by the City through which a portion of the trail would pass. This 19.5 acre City-owned area adjacent to the creek is valuable open space. The widest portion of the area (illustrated in the map above), where cherry trees donated from Mountain View's Japanese sister city, Iwata, are located, should be made available to the public for open space use and enjoyment, whether the trail is constructed or not.





The small area that does not have safe and comfortable access to a park is located along Phyllis Avenue and Pamela Drive. A safe and convenient crossing on Phyllis Avenue would provide this area with access to Bubb School/Park in the adjacent Miramonte Planning Area.

## Recommendations

- If possible, develop an agreement with the Mountain View High School District for joint use of the open space at Mountain View High for public use.
- Preserve open space at Sleeper and Franklin Avenues.
- Continue assessing the feasibility of extending the Stevens Creek Trail from Yuba Drive to Mountain View High School.
- Provide access to the City-owned open space located along Stevens Creek, even if the trail extension is not completed.
- Provide a safe and convenient crossing on Phyllis Avenue to allow access to Bubb School/Park from the small residential area located on the east side of Phyllis.

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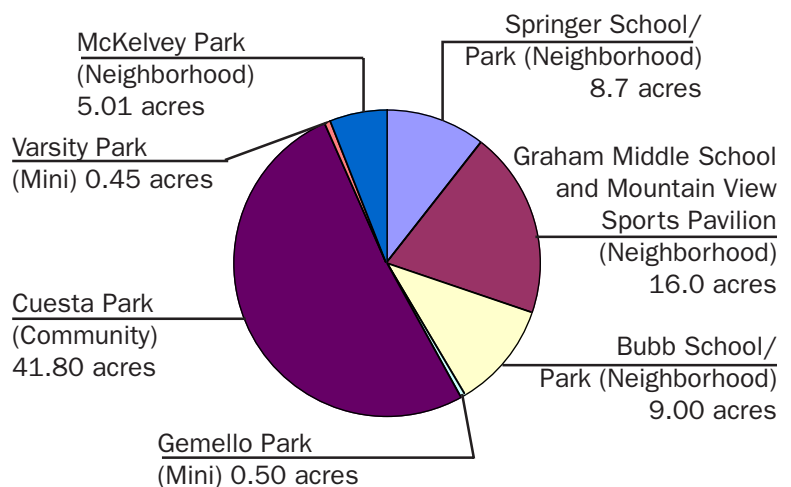
## Miramonte Area

The Miramonte Planning Area is bounded by El Camino Real, Grant Road, the Los Altos border and Springer Road. It is the third largest planning area with 961 acres and is primarily residential in character.

### Existing Facilities

This area is served by open space at three school sites: Bubb and Springer Elementary and Graham Middle School. A good portion of Bubb and all of Graham and Springer are owned by the School Districts (Springer school is in the Los Altos Elementary School District). Of the three sites, the City maintains the open space at Bubb School only. Graham is in the design stage of a major renovation. Currently, the City does not have an agreement with the School District for use of Graham as a joint school/park. However, such an agreement may be reached following renovation of the site.

Also, while the City does not maintain nor have an agreement for the Springer site, the City and District will participate in a joint field renovation project in the summer of 2001. Other open space in the area includes Gemello and Varsity mini-parks, McKelvey neighborhood park, Cuesta community park and annex, and the Mountain View Sports Pavilion located at Graham school. Activities include soccer, baseball, football, softball, basketball, volleyball, dance, martial arts, tennis and recreation playground programs. The pie chart below and the table in Appendix 9 provide additional information about park facilities in the Miramonte Planning Area.





*Low-Density Residential Development*

## Other Open Space

Almond Elementary School and Los Altos High School, located in the City of Los Altos, also provide some nearby open space opportunities.

## Criteria Assessment

The following assessment is based on the criteria presented and described on page 36 of this Plan. These criteria are used to help determine the open space needs of the Miramonte Planning Area.

## Character of the Area:

- The Miramonte Planning Area is primarily residential in nature (see Planning Area Data Table below, line 4).

## Planning Area Data Table

Line #	Description	Planning Area	
		Miramonte	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	9,269	8,094
2	2000 Pop Under 19 pre-census (% of Total)	1,812 (20%)	1,481 (19%)
3	Size (Acres)	772	651
4	Residential Acres (% of Area)	Multi-Family 112 Acres (11%)  Single-Family 612 Acres (64%)  Total 724 Acres (75%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	81.5 (8.5%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	8.8	21.0
7	Open Space Acres per 1,000 Residents	2.43	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).



### **Residential Density:**

- Residential density is lower than the average for all planning areas (see Data Table, line 6.)

### **Proportion of Multi-Family Housing:**

- More of the residential acreage in the area is devoted to single-family homes than to multi-family homes (see Data Table, line 4).

### **Availability of Open Space Within a Safe and Comfortable Walking Distance:**

- Major traffic barriers are: Miramonte Avenue, a portion of Cuesta Drive, Grant Road, El Monte Road and El Camino Real (see map in Appendix 10).
- One area, about a quarter mile square in size (bordered by El Camino Real, Castro Street, and Miramonte Avenue), is not within a 1/2 mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). The housing in this area is primarily older, single family homes and duplexes.

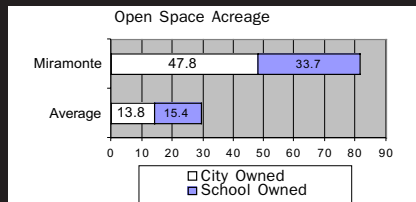
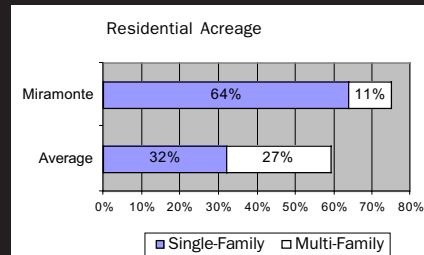
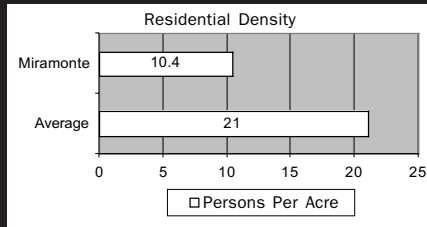
### **Current Amount of Open Space:**

- The percentage of land in open space use is above the average for all planning areas (see Data Table, line 5).
- Park acreage of 8.8 acres per 1,000 residents exceeds City overall standard of 3.0 acres per 1,000.

### **Discussion**

The Miramonte Planning Area has a larger percentage of land in residential use than the average for all planning areas. The area consists mostly of large-lot single-family homes, with only a small percentage of multi-family units. As a result, residential density is below average.

The area is well served by a variety of open space, including one neighborhood park, one joint school/park, two school sites, two mini parks, one community park, and an indoor sports facility. While the number of park acres per 1,000 residents exceeds the City standard (8.8 versus 3.00), it is important to note that the open space at Graham School is not subject to a joint use/maintenance agreement with the School District.



Public use of the facilities is not prohibited, however, accessibility to and utilization of the site is limited. Currently, the playing fields are not being used for organized sports due to their poor condition. Planning for renovation of the open space by the School District is in the design stage at this time.

There is a small pocket of land (bordered by El Camino Real, Castro Street, and Miramonte Avenue) that does not meet the safe and comfortable walking distance criteria. (See map in Appendix 10.) Due to its close proximity, and the planned open space renovation, improving safe access to Graham School from this area would provide a much needed connection.

Of special note is the vacant City-owned parcel (partially occupied by an old orchard) adjacent to Cuesta Park commonly known as the Cuesta Annex (See photo on previous page). Currently, this 12.5 acre parcel is included in the open space calculations for the Miramonte Planning Area. If not included, the number of open space acres is reduced from 81.5 to 69, and the park acreage per 1,000 residents is reduced from 8.8 acres to 7.4 acres.

While the Miramonte Planning Area is not considered deficient in open space, the Cuesta Annex parcel is an important part of the City's open space network that should be preserved if possible. One of the goals of the Mountain View General Plan is to "Preserve Open Space for Future Generations."

As land costs steadily increase in Mountain View, it has become more difficult to acquire even small parcels of land to add to the City's park and open space inventory. It is improbable that the City will ever again be able to afford to purchase a tract of land as large as the annex for open space purposes. Therefore, when a Master Plan for the annex is prepared at some point in the future, open space uses should be given consideration.

## Recommendations

- Collaborate with the Mountain View School District to provide safe access across Castro Street to Graham Middle School from the residential area bordered by El Camino Real, Castro Street and Miramonte Avenue.
- Preserve Cuesta Park annex as open space until such time as a Master Plan is complete. Open space use should be considered during the Master Plan process.
- Develop a joint use agreement allowing public access to the open space at Graham Middle School.



## North Bayshore Area

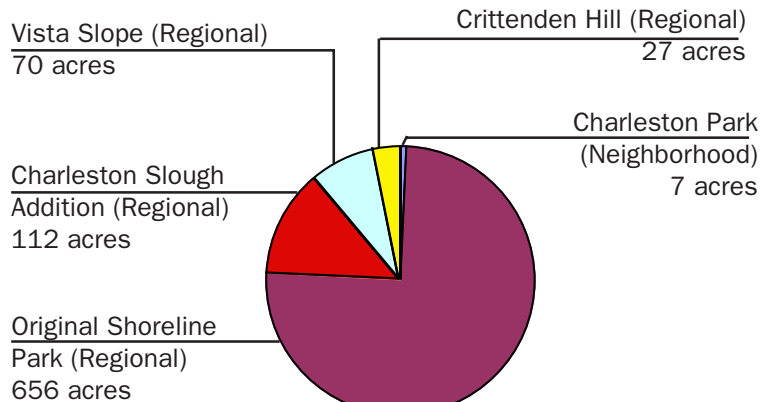
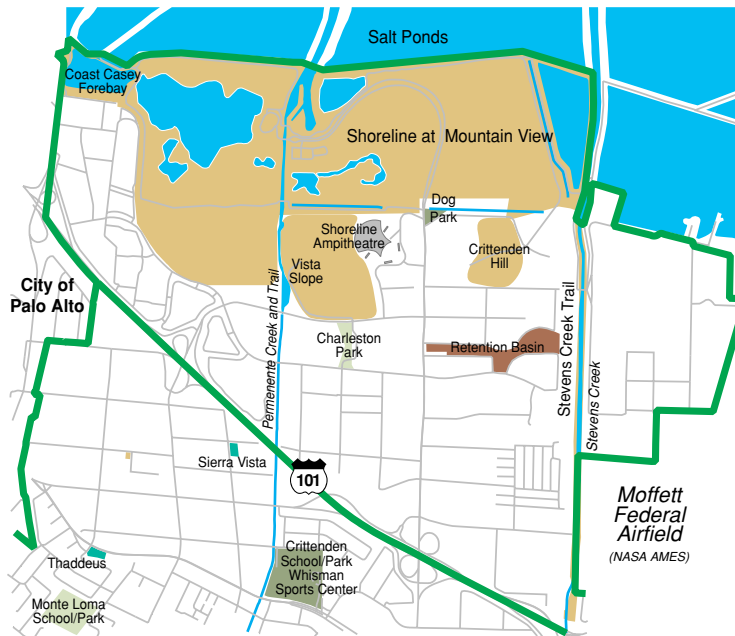
The North Bayshore Planning Area is bounded by Highway 101, San Francisco Bay, Moffett Airfield, and Bayshore Parkway/Terminal Road (Palo Alto border). At 1,753 acres in size, it is the largest planning area in the City.

### Existing Facilities

The North Bayshore Planning Area is composed of numerous open space recreational areas, including Shoreline Park, Charleston Park, Reach 1 of the Stevens Creek Trail, and a community dog park. Vista Slope, Crittenden Hill and Charleston Slough combine with the original Shoreline Park acreage to form the regional open space at Shoreline Park. There are also two

small residential areas. A 360 unit mobile home park is located in the eastern section of the planning area, adjacent to Stevens Creek Trail. Some small scale apartments and duplexes are located at Moffett Field (but within the City's boundaries) near the intersection of Moffett Boulevard and Highway 101. The pie chart below and the table in Appendix 9 provide additional information about park and open space facilities in the North Bayshore Planning Area.

The remainder of the area has been widely developed during the past 10 years by leading computer, pharmaceutical and financial investment firms. Portions of these developments have included recreational open space for employees. The North Bayshore is also host to the Shoreline Amphitheatre, a 25,000 seat professional entertainment venue.



## Other Open Space

The North Bayshore area also features many other natural areas, such as Permanente Creek, Charleston Road Retention Basin and Cargill salt evaporation ponds. These areas serve as habitat and attract a wide variety of wetland species, as well as park visitors.

## Criteria Assessment

The following assessment is based on the criteria presented and described on page 36 of this Plan. These criteria are used to help determine the open space needs of the North Bayshore Planning Area. However, due to the atypical nature of this area with respect to open space and residential acreage, no direct comparison will be made of the North Bayshore Planning Area in relation to the remaining planning areas. Data in the North Bayshore will be discussed individually with respect to its unique characteristics.

## Planning Area Data Table

Line #	Description	Planning Area
		North Bayshore
1	2000 Pop. pre-census	980 <sup>1</sup>
2	2000 Pop Under 19 pre-census (% of Total)	196 <sup>1</sup> (20%)
3	Size (Acres)	1,753
4	Residential Acres (% of Area)	Multi-Family 39 Acres (2%)  Single-Family 0 Acres (0%)  Total 39 Acres (2%)
5	Open Space Acres (% of Area)	761 (43%)
6	Residential Density (# Persons per residential acre)	25.1 <sup>1</sup>
7	Open Space Acres per 1,000 Residents	776 <sup>2</sup>

<sup>1</sup> 1990 census data indicates 960 housing units for this census area. Four hundred of those units are located inside City of Mountain View boundaries. The remaining 560 units are indicated as being located outside the City boundaries. Community Development staff have researched the situation and concluded that this housing was likely related to Moffett Field and its inclusion in the City of Mountain View was made in error. Therefore the population and other data figures were adjusted to reflect only the 400 housing units within the City's boundaries.



*Industrial Development in the North Bayshore*

### **Character of the Area:**

- The North Bayshore Planning Area consists primarily of industrial and regional open space uses. Shoreline Park and associated open space and the amphitheatre account for over half the land area. While there are relatively few permanent residents, the daytime population swells due to the high concentration of industrial uses in the planning area.
- There is a small mobile home park located adjacent to Stevens Creek Trail about 39 acres in size. This residential pocket accounts for about 2% of the area (see Planning Area Data Table, on previous page, line 4).

- A small pocket of military housing within the Mountain View City limits is located at Moffett Field and comprises approximately 40 units.

### **Residential Density:**

- Residential density is high for the Planning Area due to the mobile home park located within the planning area boundaries. Dense development is common for mobile home parks (see Data Table, line 6).

### **Proportion of Multi-Family Housing:**

- There are only multi-family housing units in the North Bayshore area.

### **Availability of Open Space Within a Safe and Comfortable Walking Distance:**

- Major traffic barriers are: Highway 101, Shoreline Boulevard, Charleston Road and Amphitheatre Parkway (see map in Appendix 10).
- The mobile home park is not within 1/2 mile walking distance of a park facility or open space area without having to cross Shoreline Boulevard, considered to be a major traffic barrier (see map in Appendix 10). With 360 units at the mobile home park, the area is high density even though it comprises only 2% of the planning area.

<sup>1</sup>Does not include Cargill Salt Ponds, Permanente Creek, or Charleston Road Retention Basin

## **Current Amount of Open Space:**

- There is a large amount of open space in this planning area due to the substantial size of Shoreline Park (see Data Table, line 5).
- Park acreage of 776 acres<sup>1</sup> per 1,000 residents is an anomaly as the number of residents in the planning area is very low, and the total open space acreage is very high.

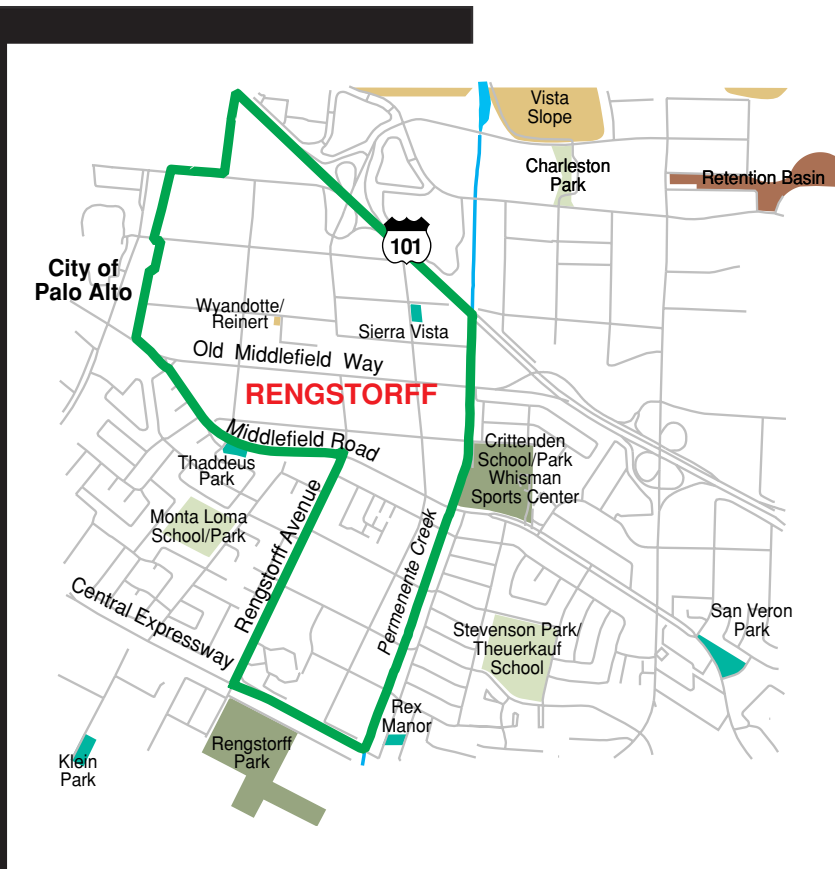
## **Discussion**

The North Bayshore Planning Area is unique among Mountain View's planning areas in that its acreage is almost equally divided between high tech industrial and open space uses. These uses serve not only Mountain View residents and employees of these local firms, but also a wide regional audience. Since this area serves as the main repository of the City's open space acreage, and the trail head for Stevens Creek Trail, the improvement of the open space resources in the North Bayshore area should be completed according to the various planning documents adopted for the area.

While the mobile home park does not have easy access to nearby Charleston Park (it is well over 1/2 mile away and Shoreline Boulevard presents a traffic barrier), there is direct access to the Stevens Creek Trail. A new trail head at the end of L'Avenida is a short, easy walk from the mobile home park. The trail provides a barrier-free connection directly to Shoreline Park to the north and Whisman School/Park and Creekside Park to the south. Therefore, the North Bayshore Planning Area is not considered deficient in open space.

## **Recommendations**

- Complete the landscape element of the Vista Slope open space area and adjacent section of Permanente Creek Trail.



## Rengstorff Area

The Rengstorff Planning Area is on the west side of the City, bounded by Highway 101, Permanent Creek, Central Expressway, Middlefield Road, and the Palo Alto City boundary. At 471 acres, it is one of the smallest planning areas.

### Existing Facilities

The Rengstorff Planning Area is a mix of industrial, commercial and residential uses. While there are no public park or open space facilities in the planning area, the majority of the residences are located in the southern portion of the area and have access to Crittenden and Stevenson Parks, located in the adjacent

Planning Area (Stierlin). In 1998, the City acquired property at the corner of Sierra Vista and Plymouth Avenues for future development as a mini-park (0.80 acres).

### Other Open Space

There is a small City-owned parcel (.15 acres) at the corner of Wyandotte and Reinert Streets that has been landscaped and retained as passive open space.

### Criteria Assessment

The following assessment is based on the criteria presented and described on page 36 of this Plan. These criteria are used to help determine the open space needs of the Rengstorff Planning Area.

### Character of the Area:

- The Rengstorff Planning Area is an even mix of residential and commercial/ industrial properties (see Planning Area Data Table next page, line 4).

### Proportion of Multi-Family Housing:

- All of the residential area in the Rengstorff area is zoned for multi-family housing. However, there are some single-family units located on parcels zoned for either multi-family or commercial use.

## Planning Area Data Table

Line #	Description	Planning Area	
		Rengstorff	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	6,207	8,094
2	2000 Pop Under 19 pre-census (% of Total)	1,178 (19%)	1,481 (19%)
3	Size (Acres)	471	651
4	Residential Acres (% of Area)	Multi-Family 237 Acres (50%)  Single-Family 0 Acres (0%)  Total 237 Acres (50%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	0.8 (30.2%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	26.2	21.0
7	Open Space Acres per 1,000 Residents	0.13	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

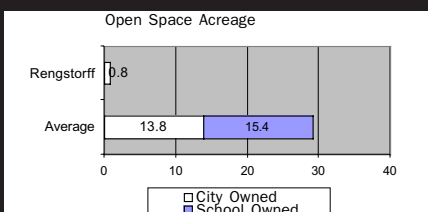
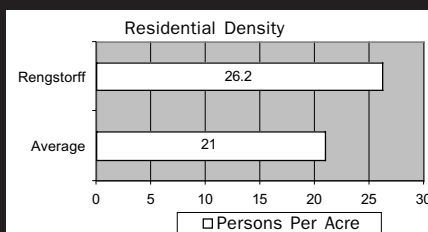
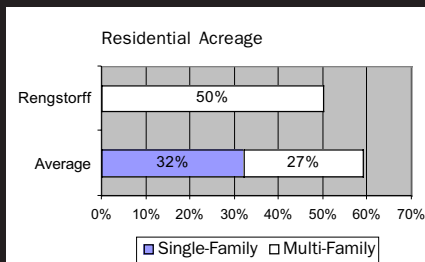
- Major traffic barriers are: Central Expressway, Rengstorff Avenue, Middlefield Road, Old Middlefield Way, San Antonio Road, and Highway 101 (see map in Appendix 10).
- There is an approximately 5 block area of land bounded by Middlefield Road, Old Middlefield Way, and Rengstorff Avenue that is not within a 1/2 mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). This 5 block area is primarily large, low-rise apartment complexes.
- A second, smaller area near the intersection of Wyandotte Street and Rengstorff Avenue is also not within 1/2 mile walking distance of a park facility (see map in Appendix 10). This area is a mixed development of single family housing, duplexes, small businesses and light industrial uses.





*Multi-Family Development on  
Sierra Vista Avenue*

<sup>1</sup> The only open space in the Rengstorff Planning Area is the 0.80 acre undeveloped Sierra Vista site, planned for a future mini-park.



## Current Amount of Open Space:

- The percentage of land in open space use<sup>1</sup> is below the average for all planning areas (see Table, line 5).
- Park acreage of 0.13 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.

## Discussion

The Rengstorff Planning Area is below average in the percentage of land devoted to residential uses.

However, since housing consists primarily of multi-family units, the residential density of the area is above average. Also, the number of park acres per 1,000 residents is well below the City standard (0.13 versus 3.00).

Although the recently acquired Sierra Vista park site (see photo on next page) is not yet developed, it is the only land designated for park purposes in the planning area, and therefore was taken into consideration in the criteria assessment. Even so, the amount of open space is below the average as compared to other planning areas.

The two areas that are not located within 1/2 mile walking distance of a park facility add to the conclusion that this area is not well served by parks and open space. Even though many persons in the southern residential area between Rengstorff Avenue and Farley Drive have access to open space in the Stierlin Planning Area at Crittenden and Stevenson schools, and Rex Manor mini-park, the planning area is still deficient in open space.

Ideally, land for a park site would be acquired in the small area between Middlefield and Old Middlefield Roads. However, it is also possible that the small landscape parcel the City owns at the corner of Wyandotte and Reinert Streets (North of Old Middlefield Way) could be expanded into a park site with future acquisitions. Whether additional open space is acquired or not, the northern portion of the planning area tends to be isolated from existing park resources due to the presence of traffic barriers. Providing a safe access to Thaddeus and Monta Loma Parks across Middlefield Road would also benefit the neighborhood on the north side of Middlefield Road.



Sierra Vista Future Park Site

## Recommendations

- Develop the Sierra Vista site as a mini-park.
- Acquire land adjacent to the City-owned parcel at the corner of Wyandotte and Reinert Streets, and improve access to this area from across Old Middlefield Way (see Map in Appendix 11).
- Improve access to Thaddeus and Monta Loma Parks in the adjacent Thompson Planning Area through safe street crossings and other techniques.
- Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.

# San Antonio Area

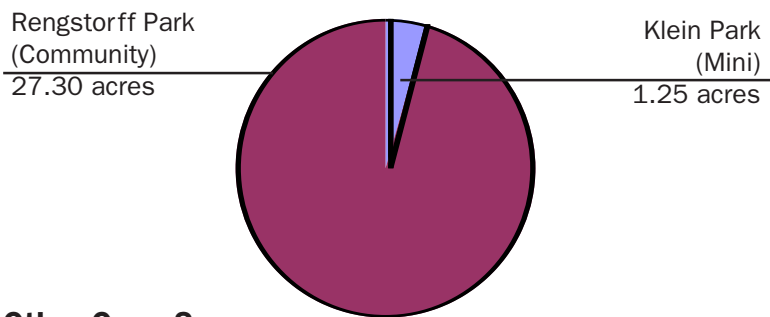
The San Antonio Planning Area is in the southwest corner of the City, bounded by Central Expressway, the Palo Alto border, El Camino Real and Escuela Avenue. The Hetch-Hetchy right-of-way runs in an east-west direction through the area. At 498 acres, it is the fourth smallest planning area in the City.

## Existing Facilities

Klein Mini-park and Rengstorff Park are the only two open space facilities located in this Planning Area. Castro School/ Park is immediately adjacent in the Central area. Also, Monroe Park in Palo Alto is located near the western-most part of the planning area. Rengstorff Park

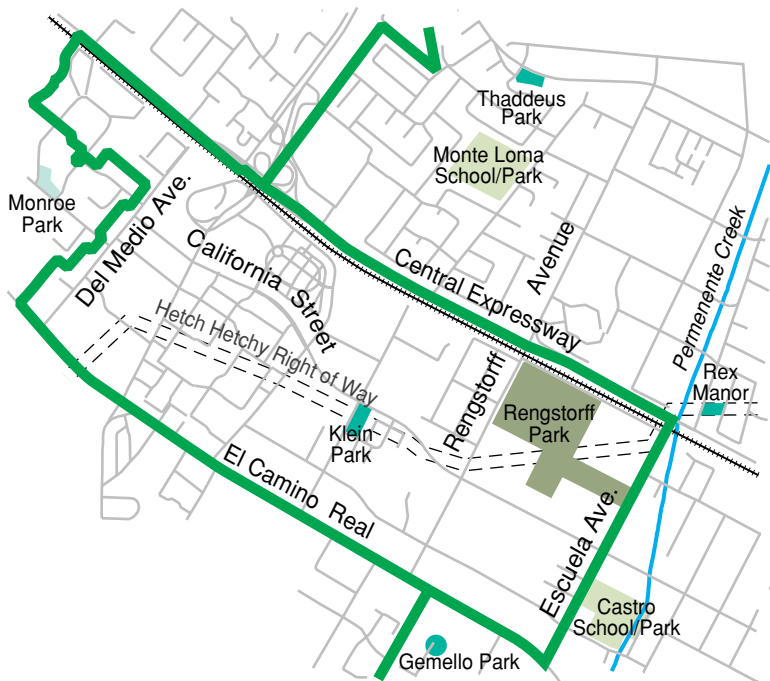
is one of two large community parks in the City and is heavily used. The park provides both individual and group BBQ and picnic facilities, basketball, volleyball, swimming, children’s play areas, and informal field sports such as football, soccer and softball.

The City’s Community Center building is also located at Rengstorff Park. A wide variety of youth and adult recreation classes and community meetings are held at the facility. Activities at Klein Park are primarily basketball and children’s play. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the San Antonio Planning Area.



## Other Open Space

There is a community garden (for use by seniors) and a small open space area located between the Senior Center on Escuela Avenue and Rengstorff Park. The small open space area has been looked at informally for a variety of uses. At the time of this writing, no specific use has been identified.



## Planning Area Data Table

Line #	Description	Planning Area	
		San Antonio	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	14,148	8,094
2	2000 Pop Under 19 pre-census (% of Total)	2,457 (17%)	1,481 (19%)
3	Size (Acres)	498	651
4	Residential Acres (% of Area)	Multi-Family 225 Acres (45%)  Single-Family 38 Acres (8%)  Total 263 Acres (53%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	28.6 (5.7%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	53.8	21.0
7	Open Space Acres per 1,000 Residents	2.0	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).

### Criteria Assessment

The following assessment is based on criteria presented and described on page 36 of this plan. These criteria are used to help determine the open space needs of the planning area.

### Character of the Area:

- The San Antonio Planning Area includes some office buildings and extensive commercial areas, including a large shopping district. About half of the area is residentially zoned (see Planning Area Table above, line 4).
- The residential areas are heavily multi-family, with only small pockets of single family homes (see Table, line 4).

### Residential Density:

- Residential density is above average compared to all planning areas (see Table, line 6).





### **Proportion of Multi-Family Housing:**

- There are a greater number of multi-family housing units in the San Antonio area as compared to single-family units (see Data Table, line 4).

### **Availability of Open Space Within a Safe and Comfortable Walking Distance:**

- Major arterials, including California Street, Central Expressway, El Camino Real, Rengstorff Avenue and San Antonio Road, sectionalize the area and make access to open space facilities difficult (see map in Appendix 10).
- The entire Del Medio neighborhood, located between San Antonio Road and the Palo Alto border, is isolated from existing City facilities due to major traffic barriers, primarily San Antonio Road (see map in Appendix 10). This area is an equal mix of high density multi-family housing, and single-family lots with a few duplexes mixed in.
- A large area bordered by San Antonio Road, California Street, Rengstorff Avenue and Central Expressway is also not within 1/2 mile walking distance of any parks or open space facilities without having to cross major traffic barriers (see Map, Appendix 10). Although there is some new housing in this area, the majority is small lot single-family units, and high density multi-family complexes with some duplexes.

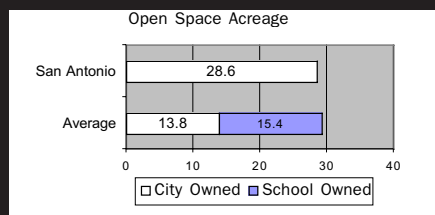
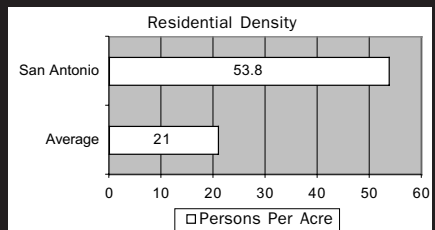
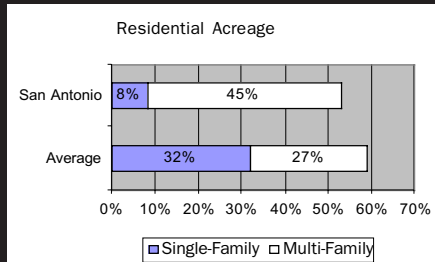
### **Current Amount of Open Space:**

- The percentage of land in open space use is above the average for all planning areas (see Table, line 5).
- Park acreage of 2.0 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.

### **Discussion**

Less than half of the San Antonio Planning Area is devoted to residential uses. However, multi-family units are the primary type of residence, with several buildings multiple stories in height. As a result, the density of the residential areas is high compared to the average.

While the percentage of open space located in the area is above average, it is concentrated in the eastern section of the planning area, as Rengstorff Park represents ninety-five percent of the total parkland located here.



Two areas are isolated from open space facilities due to the presence of major traffic barriers. Consequently, residents living in the Del Medio neighborhood (west of San Antonio Road) and in the area north of California Street between San Antonio Road and Rengstorff Avenue, do not have safe and comfortable access to City park or open space facilities. However, Monroe Park, located in Palo Alto, does provide some limited open space opportunity to the Del Medio area.

Given the large number of multi-family units, the two large areas isolated from City open space facilities and the fact that the open space standard is not met, there is a need to acquire additional open space in the San Antonio Planning Area. Improved access across Rengstorff Avenue to Rengstorff Park is greatly needed for those residents living in the area North of California Street identified as being underserved. Currently, many Rengstorff Avenue crossings are made mid-block without benefit of a crosswalk or signal.

Rengstorff Park is a heavily used community park and accounts for 95% of the open space located in the San Antonio Planning Area. Therefore, the park is very important to the surrounding neighborhoods as well as the community as a whole. Recently, the park has undergone some renovation (new lighting, improved barbecue and picnic facilities, etc.). This renovation should be continued in order to ensure that the park continues to function well given the heavy use.

Additionally, during consideration of improving or developing the vacant City-owned parcel between Rengstorff Park and the Senior Center, park and open space uses should be considered to help accommodate the heavy use of Rengstorff Park.

## Recommendations

- Add open space in the Del Medio neighborhood. Two possible ways to accomplish this goal have been identified:
  - Acquire land approximately 1/2 to 1 acre in size (see map in Appendix 11);
  - Explore the possibility of joint expansion and development of Monroe Park with the City of Palo Alto.
- Acquire land in the mid-section of the San Antonio Planning Area for development of a mini-park, preferably on the north side of California Street (see map in Appendix 11).
- Provide a safer and improved crossing of Rengstorff Avenue to increase the accessibility of Rengstorff Park to those persons living on the west side of Rengstorff Avenue, north of California Street.
- Continue the renovation of Rengstorff Park.
- Consider parks and open space uses when improving or developing the vacant land between Rengstorff Park and the Senior Center.



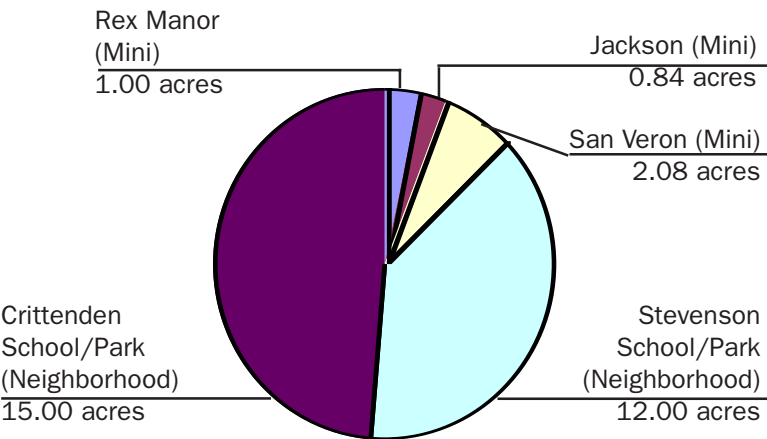
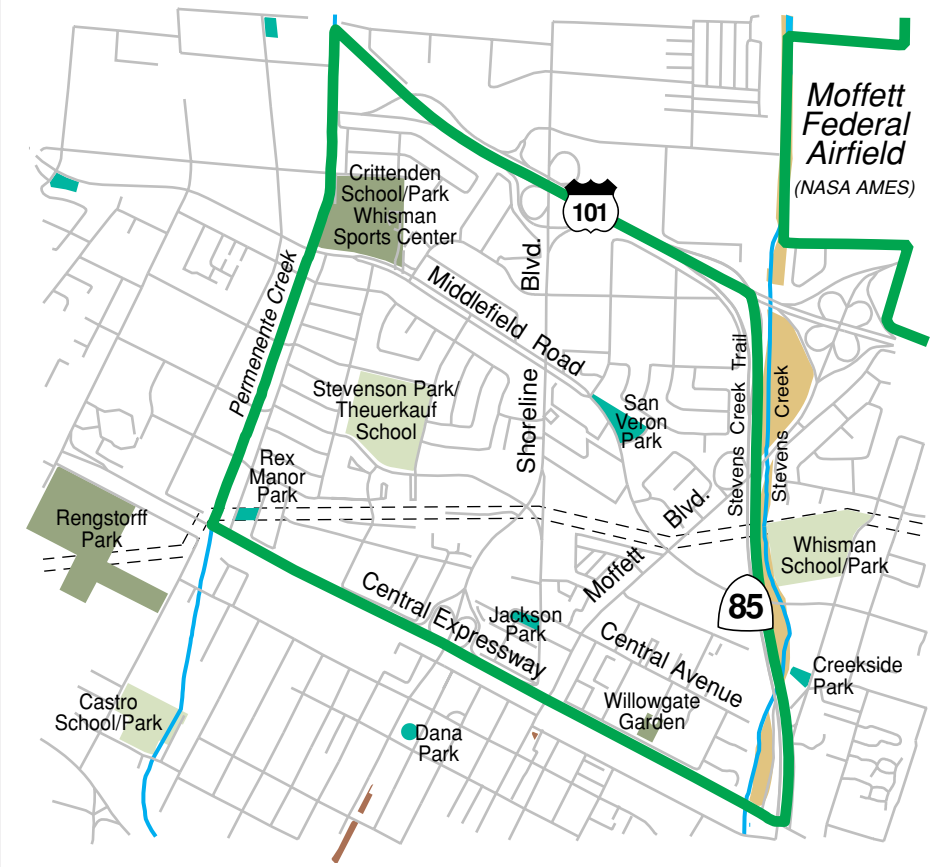
# Stierlin Area

The Stierlin Planning Area is in the north-central portion of the City, bounded by Highway 101, Highway 85, Central Expressway and Permanente Creek. It is a diverse area that includes residential, industrial and commercial areas. At 761 acres, this is the fifth largest planning area in the City.

## Existing Facilities

Open space and recreation facilities within this planning area include Rex Manor, San Veron and Jackson Mini-parks, Stevenson School/Park, and Crittenden Middle School/ Whisman Sports Center. In addition to general public use, the sites are used for youth

softball, football and soccer; adult soccer, softball and Frisbee; and recreation play-ground programs. A portion of the area at Stevenson Park (Theuerkauf School) and all of the area at Crittenden School is owned by the Mountain View/Whisman School District, but maintained by the City. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Stierlin Planning Area.



## Planning Area Data Table

Line #	Description	Planning Area	
		Stierlin	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	8,811	8,094
2	2000 Pop Under 19 pre-census (% of Total)	761 (17%)	1,481 (19%)
3	Size (Acres)	772	651
4	Residential Acres (% of Area)	Multi-Family 259 Acres (34%)  Single-Family 207 Acres (27%)  Total 446 Acres (61%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	30.9 (3.6%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	18.9	21.0
7	Open Space Acres per 1,000 Residents	3.51	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).

### Other Open Space

The Hetch-Hetchy right-of-way runs in an east-west direction through the lower portion of the area. The one-acre Willowgate Community Garden is a resource for the entire City, but is open only to those who have obtained garden plots. Eighty-four garden plots are leased to Mountain View residents on an annual basis. It is not figured into the total park and open space resources for the Stierlin Planning Area.

### Criteria Assessment

The following assessment is based on criteria presented and described on page 36 of this plan. These criteria are used to help determine the open space needs of the planning area.

### Character of the Area:

- The Stierlin Planning Area is a mix of residential, business and industrial uses (see Planning Area Data Table below, line 4).

### **Residential Density:**

- The residential density is below the average for all planning areas (see Table, line 6).

### **Proportion of Multi-Family Housing:**

- More of the residential acreage in the area is devoted to multi-family homes than to single-family homes (see Data Table, line 4).

### **Availability of Open Space Within a Safe and Comfortable Walking Distance:**

- Major traffic barriers are: Highway 101, Highway 85, Central Expressway, Middlefield Road, Moffett Blvd, Shoreline Boulevard, and Old Middlefield Way (see map in Appendix 10).
- A large residential area (approximately 12 blocks in size), bordered by Highway 85, Central Expressway, Moffett Boulevard and Middlefield Road is not within 1/2 mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). This area is primarily modern two and three story apartment complexes with some older, smaller, single-family homes and duplexes mixed in. The area has large trees, wide dead end streets and plenty of off street parking.

### **Current Amount of Open Space:**

- The percentage of land in open space use is below the average for all planning areas (see Table, line 5).
- Park acreage of 3.51 acres per 1,000 residents exceeds the City overall standard of 3.0 acres per 1,000.

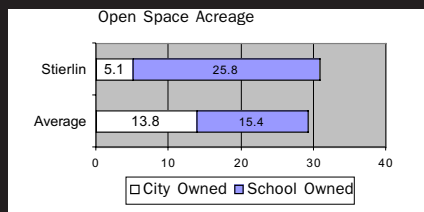
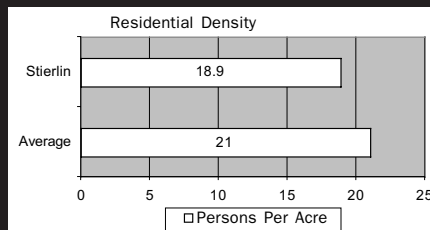
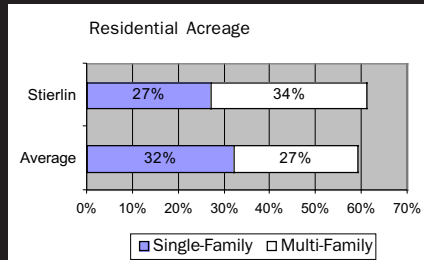
*Single Family Homes Near  
Stevenson School/Park*



### **Discussion**

The Stierlin Planning Area has a larger percentage of land in residential use than the average for all planning areas. While there is more multi-family zoning than single-family, residential density is below average.

The area is served by three mini parks and two neighborhood parks (one of which is a school and the other adjacent to and combined with a school property). The Willowgate Community Garden provides additional open space,



but is only open to those persons in Mountain View who have been assigned a garden plot. For that reason, it is not included in the calculation determining the amount of open space available in this planning area.

The amount of open space in the planning area is about average. Even though the residential density is lower than average, the park acreage per 1,000 residents exceeds the City standard (3.51 acres versus 3.00 acres). However, because the majority of open space in this planning area is owned by the School District (87%), availability of open space in the Stierlin area could be limited by changing school district circumstances. School uses and needs would prevail over open space use.

Although there is a large area that is not located within 1/2 mile walking distance of a park or open space facility, there is a direct connection to Stevens Creek Trail, which provides easy access (by foot and bicycle) to Creekside Park and Whisman School/Park in the Whisman Planning Area. Therefore, the Stierlin Planning Area is not considered deficient in parks and open space at this time.

## Recommendations

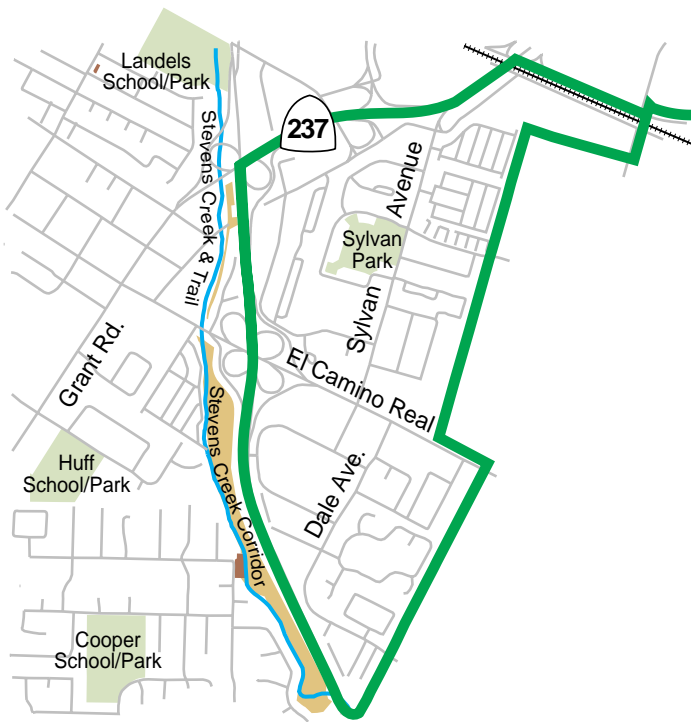
- None.

## Sylvan-Dale Area

The Sylvan-Dale Planning Area is in the south-east sector of the City, bounded by Highway 237, Highway 85, and the Sunnyvale border. El Camino Real splits the neighborhood in two: Sylvan, with mostly single-family residences, and Dale, with mostly multi-family dwellings. The entire planning area is 377 acres, the second smallest in the City.

### Existing Facilities

Sylvan Park, located on the north side of the planning area, is the only open space area available and is owned by the City. The park is 9.0 acres in size and is widely used by the neighborhood. The park offers horse-shoes, tennis courts, BBQ facilities, children's play area and picnicking. It serves the needs of those residents north of El Camino Real well. Residents south of El Camino Real, however, do not have easy foot or bike access to the park or any other City facility.



### Other Open Space

There is no other open space in the Sylvan-Dale Planning Area.

### Criteria Assessment

The following assessment is based on criteria presented and described on page 36 of this plan. These criteria are used to determine the open space needs of the planning area.

### Character of the Area:

- The Sylvan-Dale Planning Area is primarily residential, but also includes commercial uses (see Planning Area Data Table on next page, line 4).

### Residential Density:

- Residential density is above average for all planning areas (see Table, line 6).

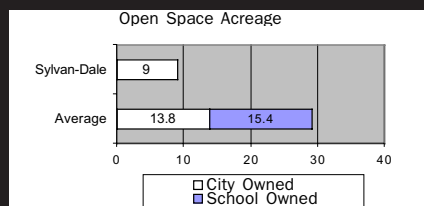
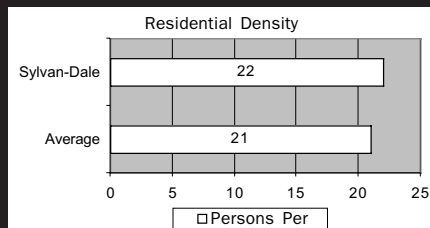
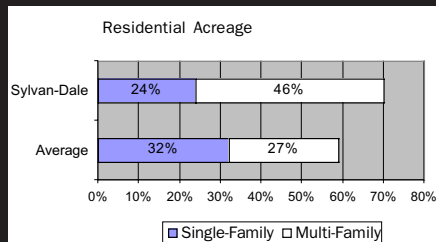
### Proportion of Multi-Family Housing:

- More of the residential acreage in the area is devoted to multi-family homes than to single-family homes (see Data Table, line 4).

# Plannning Area Data Table

Line #	Description	Planning Area	
		Sylvan-Dale	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	5,800	8,094
2	2000 Pop Under 19 pre-census (% of Total)	642 (11%)	1,481 (19%)
3	Size (Acres)	7377	651
4	Residential Acres (% of Area)	Multi-Family 173 Acres (46%) Single-Family 89 Acres (24%) Total 262 Acres (70%)	177 Acres (27%) 208 Acres (32%) 385 Acres (59%)
5	Open Space Acres (% of Area)	9.0 (2.4%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	22.1	21.0
7	Open Space Acres per 1,000 Residents	1.55	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).



## Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are: Highway 85, El Camino Real, and Highway 237 (see map in Appendix 10).
- A large residential area, the Dale neighborhood, bordered by El Camino Real, Highway 85, and the Sunnyvale border is not within 1/2 mile walking distance of a park or open space facility without having to cross major traffic barriers (see map in Appendix 10). This area is primarily multi-family units.

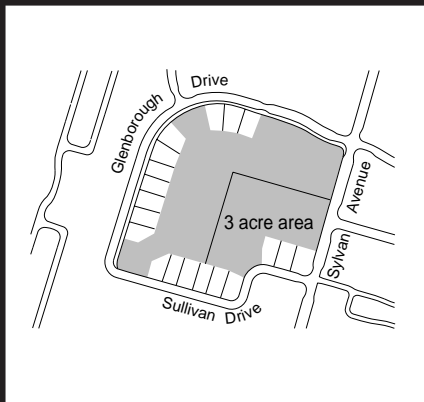
## Current Amount of Open Space:

- The percentage of land in open space use is below the average for all planning areas (see Table, line 5).
- Park acreage of 1.55 acres per 1,000 residents is below the City overall standard of 3.0 acres per 1,000.





*Apartment Complex in Dale Neighborhood.*



*Sylvan Park*

## Discussion

The Sylvan-Dale Planning Area is above average in the percentage of land that is residentially zoned. Because the residential areas are heavily multi-family, the residential density is above average.

Overall, the area does not meet the City standard for number of acres per 1,000 residents (1.55 acres versus 3.00 acres). Due to the fact that the planning area is divided by El Camino Real, the neighborhood analysis is unique.

The area north of El Camino Real is well served by Sylvan Park with 9 acres of open space. However,

the entire southern section of the Sylvan-Dale Planning Area (the Dale) has no access to open space within a 1/2 mile walking distance at the present time.

Sylvan Park is developed on land that was purchased by the City from the School District (a closed school site). It should be noted that the sale agreement contains a clause that allows the District to reclaim a three acre portion of the park for the purpose of operating a public school, if ever needed (see sidebar map).

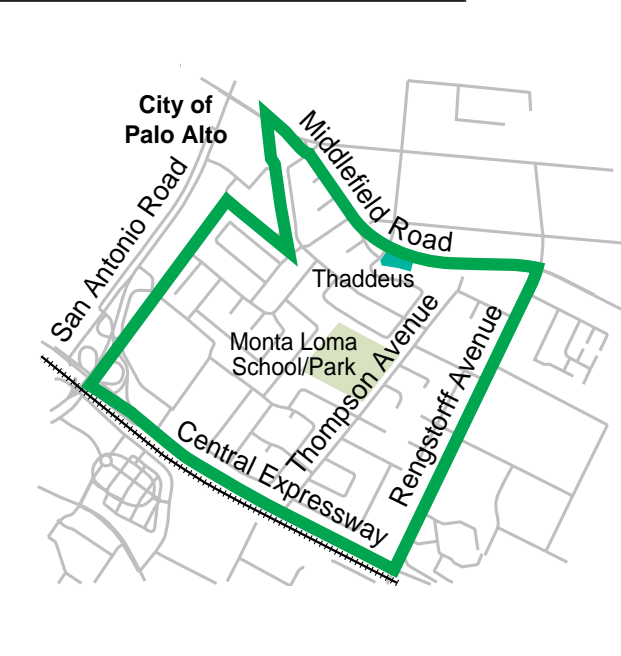
Although publicly owned open space in the Dale portion of the area would be desirable, the neighborhood consists primarily of large apartment complexes and planned-unit single-family developments, all of which provide quality private open space. There are currently no opportunities to purchase land in this area, nor is there expected to be any in the foreseeable future. Improved access to other City resources is a more likely way to offset the noted deficiencies in this area.

In the future, should the Stevens Creek Trail be continued to the City's southern border with Los Altos, the Dale area may be provided access to the trail, thereby allowing residents easy access to other parks and facilities along the trail. This is strongly encouraged. Even if the trail is not completed, access across Highway 85 to the City-owned open space adjacent to Stevens Creek (see map on page 46) should be provided to this neighborhood.

## Recommendations

- Provide access to the City-owned open space located across Highway 85 along Stevens Creek. Such access could be provided through means of a pedestrian/bicycle over-crossing, either as part of the Stevens Creek Trail or independent of construction of the Trail.

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# Thompson Area

The Thompson Planning Area is on the west side of the City and at 227 acres, is the smallest. It is bounded by Central Expressway, San Antonio Road, Middlefield Road and Rengstorff Avenue. With the exception of the Hewlett-Packard facility at the corner of Central Expressway and San Antonio Road, it is almost exclusively residential.

## Existing Facilities

The Thompson neighborhood is served by Monta Loma School and Thaddeus mini-park. Activities available at Monta Loma include Little League and soccer, as well as children’s play. Thaddeus accommodates children’s play as well as more passive uses. All of the open space at Monta Loma is owned by the School District. The pie chart shown below and the

table in Appendix 9 provide additional information about park facilities in the Thompson Planning Area.

## Other Open Space

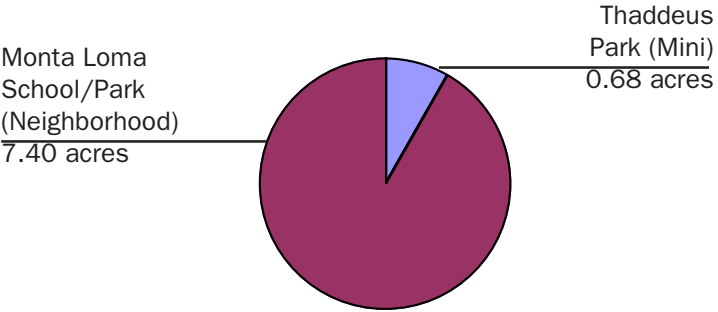
There is no other open space in the Thompson Planning Area.

## Criteria Assessment

The following assessment is based on criteria presented and described on page 36 of this Plan. These criteria are used to help determine the open space needs of the Planning Area.

## Character of the Area:

- The Thompson Planning Area is mostly residential in nature (see Planning Area Data Table below, line 4).



## Planning Area Data Table

Line #	Description	Planning Area	
		Thompson	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	2,635	8,094
2	2000 Pop Under 19 pre-census (% of Total)	565 (21%)	1,481 (19%)
3	Size (Acres)	227	651
4	Residential Acres (% of Area)	Multi-Family 13 Acres (6%)  Single-Family 162 Acres (71%)  Total 175 Acres (77%)	177 Acres (27%)  208 Acres (32%)  385 Acres (59%)
5	Open Space Acres (% of Area)	8.1 (3.6%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	15.1	21.0
7	Open Space Acres per 1,000 Residents	3.07	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 6).

### Residential Density:

- Residential density is below the average for all planning areas (see Data Table, line 6).

### Proportion of Multi-Family Housing:

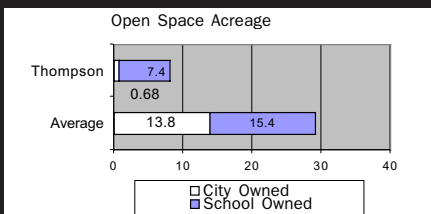
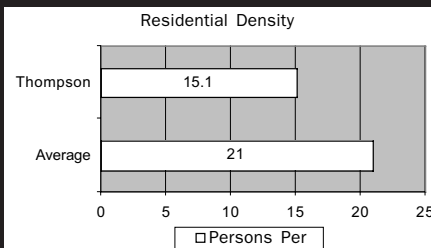
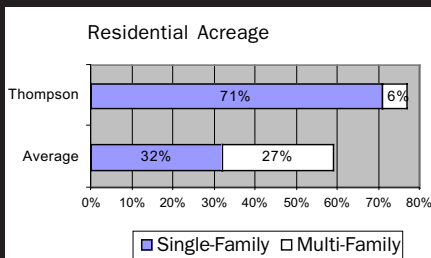
- The Thompson area consists mostly of single-family units as compared to multi-family (see Data Table, line 4).

### Availability of Open Space Within a Safe and Comfortable Walking Distance:

- Major traffic barriers are the exact borders of the planning



*Medium Density Single-Family Homes*



area itself. They include: San Antonio Road, Central Expressway, Rengstorff Avenue, and Middlefield Road (see map in Appendix 10).

- All portions of the Planning Area are within a 1/2 mile walking distance of a park facility.

### Current Amount of Open Space:

- The percentage of land in open space use is below the average for all planning areas (see Data Table, line 5).
- Park acreage of 3.07 acres per 1,000 residents meets the City overall standard of 3.0 acres per 1,000.

### Discussion

The Thompson Planning Area has a larger percentage of land in residential use than the average for all planning areas. The number of single family homes is significantly higher than multi-family housing. Therefore, the residential density is below average.

The amount of open space in the planning area is below average, but the park acreage per 1,000 residents meets the City standard (3.07 acres versus 3.00 acres) because of the lower than average residential density.

Based on the small size of the planning area, the relatively compact layout of housing units and the presence of Monta Loma School, the area is not considered to be deficient in open space. However, because the majority of open space in this planning area is owned by the School District (92%), access could be limited by changing school district circumstances. School uses and needs would prevail over open space use.

### Recommendations

- None

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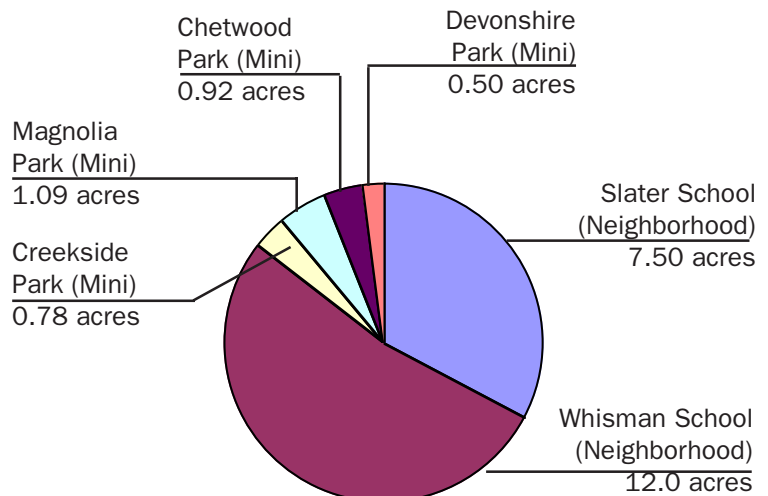
## Whisman Area

The Whisman Planning Area is in the north-east sector of the City in an area bounded by Highway 101, Highway 85, and Highway 237/ Sunnyvale. It is characterized by both residential and industrial development. At 1,104 acres it is the second largest planning area in the city.

### Existing Facilities

The Whisman Planning Area contains open space at Whisman and Slater Schools. In addition to general community use of these areas, the sites also accommodate youth and adult soccer, baseball and softball, and recreation playground programs. A large portion of the open space at Whisman School and all of the open space at Slater school is owned by the School District. The City has shared use agreements, and maintains the open space at both these sites.

A new mini-park was constructed on Easy Street (Creekside Park) in 1998. Two additional mini-parks were built in 1999 at the Whisman Station development (Magnolia and Chetwood Parks). An additional mini-park site was acquired in 1997 on Devonshire Avenue. At this time, no development schedule for construction of the park has been established. The Stevens Creek Trail provides recreation opportunities for local residents and serves as a link to the southern portion of Mountain View. The pie chart shown below and the table in Appendix 9 provide additional information about park facilities in the Whisman Planning Area.



## Other Open Space

A 6.7-acre County-owned site, which previously housed the vector control program (commonly known as the Vector Control site), is located between Highway 85 and Moffett Boulevard and may provide future open space potential. Portions of the Hetch-Hetchy right-of-way (owned by the City of San Francisco Water District) runs through this area. At its narrowest in other areas of the City, the right-of-way measures 80 feet in width. In the Whisman area, it widens to 250 feet between Whisman Road and Tyrella Avenue. Due to this wide area, and the fact the right-of-way is generally undeveloped and/or unobstructed by long-term leases, this area offers an opportunity for an east-west pedestrian/bicycle trail and/or neighborhood park.

## Criteria Assessment

The following assessment is based on criteria presented and described on page 36 of this Plan. The criteria are used to help determine the open space needs of the planning area.

## Planning Area Data Table

Line #	Description	Planning Area	
		Whisman	Citywide Average excluding North Bayshore
1	2000 Pop. pre-census	10,015	8,094
2	2000 Pop Under 19 pre-census (% of Total)	2,110 (121%)	1,481 (19%)
3	Size (Acres)	1,104	651
4	Residential Acres (% of Area)	Multi-Family 300 Acres (27%) Single-Family 43 Acres (4%) Total 343 Acres (31%)	177 Acres (27%) 208 Acres (32%) 385 Acres (59%)
5	Open Space Acres (% of Area)	22.8 (2.1%)	29.2 (4.5%)
6	Residential Density (# Persons per residential acre)	29.2	21.0
7	Open Space Acres per 1,000 Residents	2.28	3.00 City Standard <sup>1</sup>

<sup>1</sup> The overall City standard of providing at least 3.0 acres of open space per 1,000 residents is based on the City's land dedication ordinance (refer to Appendix 8).



*Small Multi-Family Development*

<sup>1</sup> These calculations include the 0.50 acre undeveloped Devonshire site, planned for a future mini-park.

## **Character of the Area:**

- The Whisman Planning Area is a mix of commercial, industrial and residential uses. (see Planning Area Data Table, line 4).

## **Residential Density:**

- Residential density is above the average for all planning areas (see Data Table, line 6).

## **Proportion of Multi-Family Housing:**

- More of the residential acreage in the area is devoted to multi-family homes than single-family homes (see Data Table, line 4).

## **Availability of Open Space Within a Safe and Comfortable Walking Distance:**

- Major traffic barriers are: Highway 85, Moffett Boulevard, Middlefield Road, Highway 101, Whisman Road, Ellis Street, Central Expressway, and Highway 237 (see map in Appendix 10).
- All portions of the Whisman Planning Area are located within a 1/2 mile walking distance of an existing or future planned park facility.

## **Current Amount of Open Space:**

- The percentage of land in open space use is below the average for all planning areas (see Data Table, line 5).
- Park acreage of 2.28 acres per 1,000 residents<sup>1</sup> is below the City overall standard of 3.0 acres per 1,000.

## **Discussion**

The Whisman Planning Area is below average in the percentage of land that is in residential use. Residential density is above average due to the higher number of multi-family units versus single-family located in this area.

The percentage of acres in open space use is below average. Also, the park acreage per 1,000 residents does not meet the City standard (2.28 acres versus 3.00 acres).



County Vector Control Site

However, when the Devonshire property is developed as a park, all portions of the planning area will have safe and convenient access to parks and open space. In addition, the area is well served by a variety of different park types, including two school neighborhood parks, and three new mini parks. Also, many of the newer multi-family developments in the Whisman Planning Area provide quality private open space.

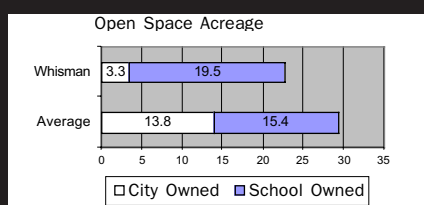
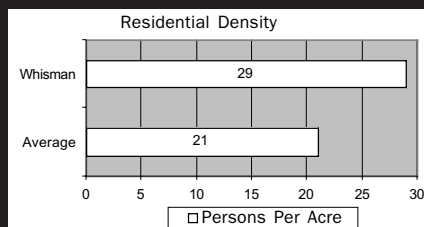
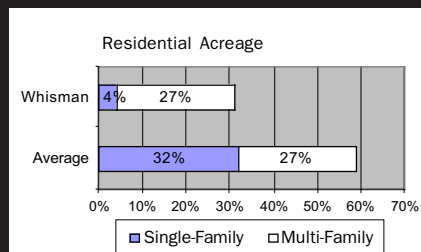
A large amount of open space in this planning area is owned by the School District (76%), therefore availability of open space in the Whisman area could be limited by changing school district

circumstances. School uses and needs would prevail over open space use.

Santa Clara County owns a parcel of open space located near the corner of Moffett Boulevard and Leong Drive, commonly known as the County Vector Control site. The 6.7 acre parcel was formerly used by the County as a base of vector control operations for the North County area. At the present time, the site is mostly vacant. A portion of the site is developed with buildings, access roads and asphalt parking/staging areas. However, a good portion is still wooded and is located adjacent to Stevens Creek. While it may not be possible for the City to acquire the entire site, other options may be available to gain the benefit of this open space. Partial acquisition, long-term access easements, or similar methods that protect the site for a long period of time are desirable. Given the direct proximity of this site to the Stevens Creek Trail, it is considered an important open space asset.

## Recommendations

- Develop Devonshire site as a mini-park.
- Explore possible open space uses for the County Vector site. Work with the County to gain use of the site, as needed, either through full or partial acquisition, or other means such as long-term easements.



## VI. Trail Systems

“Commonly we stride through the out-of-doors too swiftly to see more than the most obvious and prominent things. For observing nature, the best pace is a snail's pace.”

*Edwin Way Teale (1899-1980)  
Naturalist and writer*

### Mountain View General Plan Excerpt

Policy 3	Develop a system of urban trails in Mountain View
Action 3.a	Develop a trail along the banks of Stevens Creek.
Action 3.b	Encourage Sunnyvale, Los Altos, and Cupertino to develop a regional trail along their banks of Stevens Creek.
Action 3.c	Consider developing urban trails along the Hetch-Hetchy right-of-way and the old Southern Pacific rail line.
Action 3.d	Act as a catalyst to encourage other South Bay jurisdictions to complete their sections of the Bay Trail.
Action 3.e	Build entry points, pathways, and bridges to link the urban trail system, and connect it with Shoreline at Mountain View.

## Introduction

One of the major themes of the General Plan Open Space Element is the development of a system of urban trails in Mountain View (Policy 3). Urban trails are defined as continuous open space corridors. These corridors can offer scenic views, commute alternatives and connection to employment areas, and recreational opportunities. In addition, they serve the important function of connecting together neighborhoods, parks and recreation facilities, and opening up access to open space not already accessible. Some trails are developed near or adjacent to natural areas that serve as wildlife habitat, such as Stevens Creek. Mountain View has been sensitive to balancing trail development and access to these wonderful open space areas with the important need to focus on natural habitat preservation.

The Action Plans for implementing Policy 3 are still relevant today (see sidebar). Many portions of trails have been developed in the eight years since the 1992 General Plan was published, as noted later in this chapter. However, there is still much to be accomplished, and it is the intention of this Plan to ensure the furtherance of the urban trail system, now and into the future.

Because the trail system cuts across many planning areas, is part of a regional system, and, at least partially, depends on different funding sources, discussion of the trail system has been placed in this separate Chapter of the Plan. However, the Plan also refers to the trail system when assessing the needs of individual planning areas through which the trails pass.

A complete Mountain View trail system is envisioned to consist of several trail types:

- Regional trails, such as the Bay Trail and the Stevens Creek Trail, provide through connections to other communities.
- Local trails, such as segments of the Stevens Creek, Tasman Light Rail and the anticipated Hetch-Hetchy Trails, provide interconnection within Mountain View.
- Localized mini-trails, or connections, facilitate access to trails from neighborhoods, especially from neighborhoods that are deficient in open space.





*Stevens Creek Trail Reach 3*

## Trail Development Resources

The City of Mountain View has a variety of possibilities when addressing the funding needs for trail development or improvement. Beyond what is mentioned in the “Funding Sources” section of this plan on page 11, the City can approach more non-traditional sources for assistance. Such sources include pursuing conservation or public access easements, which allow public access over private properties for recreational purposes. These easements can make it unnecessary to purchase and develop

additional land. Also, as business grows around the trail area, large corporations (e.g., Microsoft, SGI, Alza, Veritas) have been interested in developing connecting trails in and around their office campus, thus improving the trail system for business purposes, commuting and general public enjoyment.

## Trail Systems

The five major trail systems under development in the City at this time are:

Stevens Creek Trail; Hetch-Hetchy right-of-way; the Bay Trail; Permanente Creek Trail; and, the Tasman Light Rail Trail. The Trails Summary table on the following page provides summary information about the trails, with detailed discussions of each beginning below. The map on page 84 provides an overview of the trail system in Mountain View.

### Stevens Creek Trail and Wildlife Corridor

The Stevens Creek Trail and Wildlife Corridor is a regional facility included in Santa Clara County’s Master Plan. In Mountain View, the trail joins park and open space areas in a north-south green belt across the City. The partially completed trail provides the opportunity for hiking, biking and walking, and access to large meadows and trees not existing elsewhere in the community. It also serves as an alternative means of non-auto transportation between residences and work sites. Additionally, it offers the potential for “creek” open space and a wildlife corridor, an important aspect to urban living, as many creeks have been channeled or undergrounded.

For planning purposes, the trail is divided into four reaches, as illustrated in the table on the next page. Reaches 1 and 2, stretching from Shoreline Park to Whisman School, were completed by 1996 and have been extensively used by the public. With the opening of Reach 3 in 1999, between Whisman School and Landels School, the goal of connecting neighborhoods was substantially furthered.



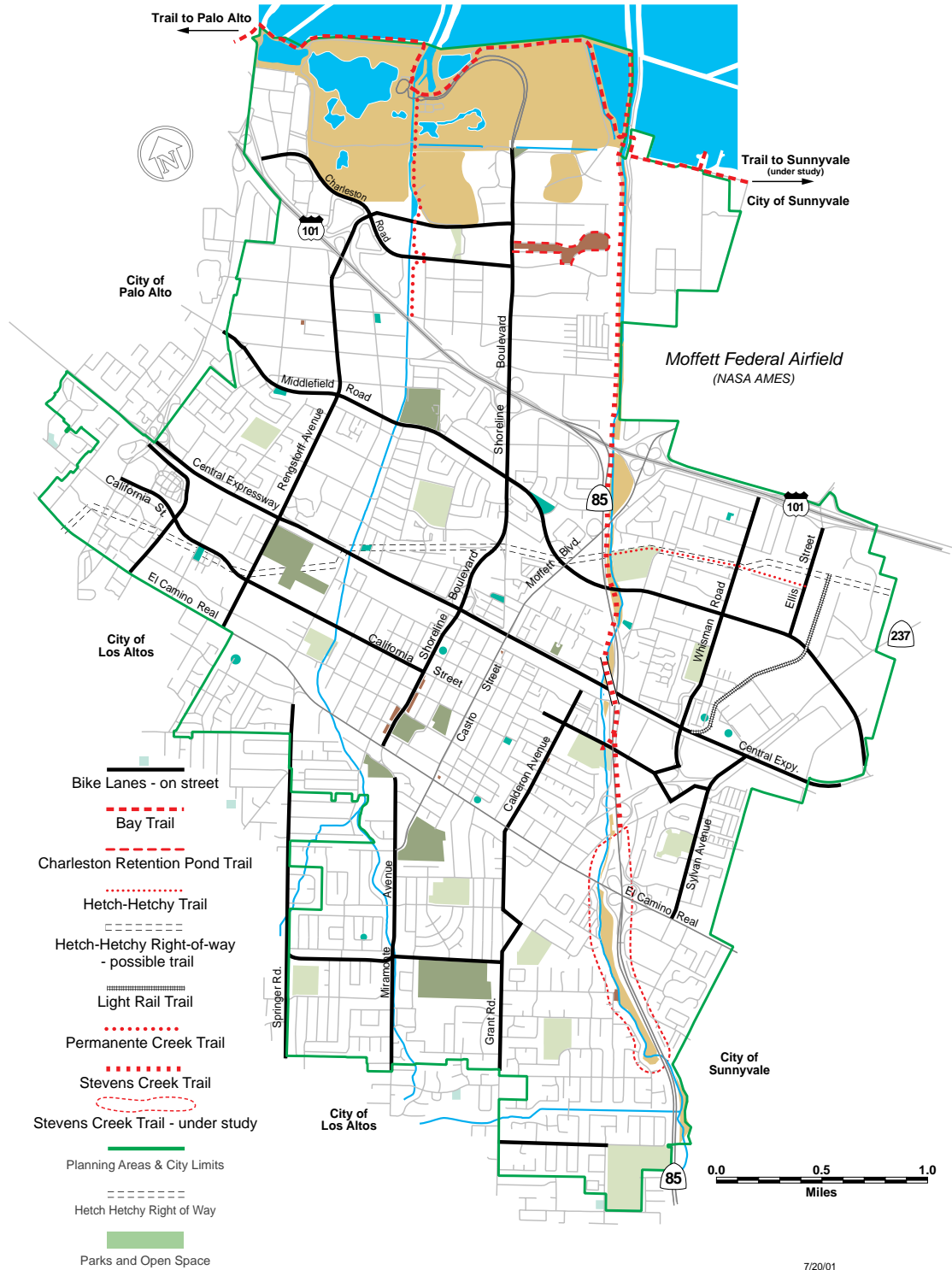
## Stevens Creek Trail

Reach	Location	Status
Reach 1	Shoreline to L' Avenida	Completed
Reach 2	L'Avenida to Whisman School	Completed
Reach 3	Whisman School To Landels School	Completed
Reach 4 Segment 1	Landels School To Yuba Drive	Under Construction
Reach 4 Segment 2	Yuba Drive to Mountain View High School	Study in Progress

## Trails Summary

Trail	Length	Direction of Travel	Status	Ownership
Stevens Creek	2 3/4 miles Completed Portion Only	North-South	Trail completed between Shoreline Park and Landels School. Section between Landels and Yuba Drive is under construction. Feasibility and environmental study underway to determine continuation of trail.	City of Mtn. View  Santa Clara Valley Water District  PG&E
Hetch-Hetchy	3 3/4 miles	East-West	Some small connections exist in industrial areas of Whisman area; development of section between Whisman Road and Easy Street is under design.	City of San Francisco
Bay	2 1/4 miles Completed Portion Only	East-West	Connection through Shoreline Park completed. Continuation through Moffett Field currently under study.	City of Mtn. View
Permanente Creek	1 mile	North-South	Trail paved and completed between Shoreline Park and southside of Charleston Road. Final segment between Charleston and Plymouth Avenue expected to be paved Fall 2001.	Santa Clara Valley Water District
Tasman Light Rail	1 mile	North-South	Some portions completed. Others being done as part of industrial redevelopment in Whisman area.	Valley Transportation Authority  Private property owners

## Trail Systems



The last reach of the trail inside Mountain View, extending from Yuba Drive to the City border at Mountain View High School (Reach 4, Phase II), is currently under study. Due to its location adjacent to residences, consideration for developing the trail must involve discussion and planning to cope with policing, security, maintenance and other neighborhood concerns.

Access to the trail for businesses located in the North Bayshore Area include the new Microsoft campus at the end of L'Avenida and the SGI campus on Charleston Road. Some businesses, such as SGI, also have buildings that are connected along the trail.

## Hetch-Hetchy

Hetch-Hetchy is a right-of-way crossing through Mountain View, from the Sunnyvale border near Highway 237 to the Los Altos border near San Antonio Road. Owned by the City of San Francisco, large pipes carrying water from the Hetch-Hetchy Reservoir are buried beneath its surface.

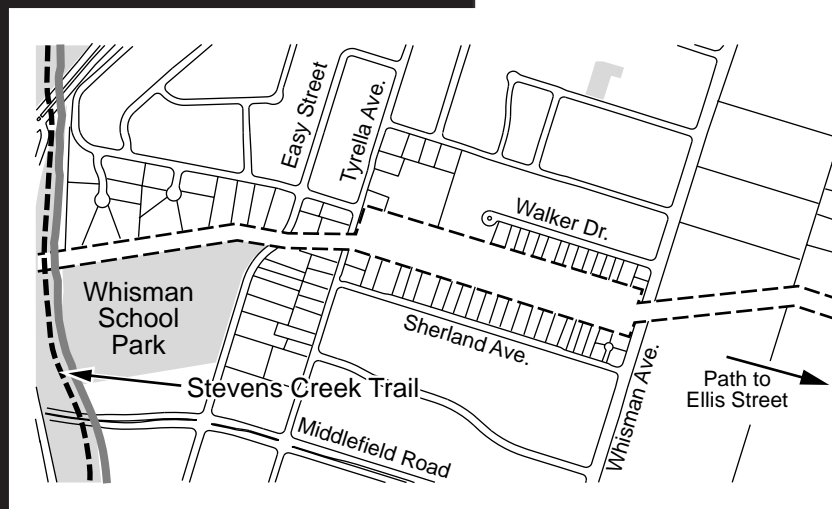
The right-of-way sometimes varies in width, but is a minimum of 80 feet wide in all locations. Permanent buildings are not allowed, but parking, landscaping, parks, community gardens, etc. are allowed through lease arrangements. Examples of this include Whisman School/Park, Rex Manor and Klein Mini-Parks, and the San Antonio Shopping Center parking lot.

Currently, the Whisman area offers one of the best opportunities for trail use because the right-of-way is generally undeveloped and/or unobstructed by long-term leases. Between Whisman Road and Tyrella Avenue, the right-of-way widens to 250 feet (as shown on the map below), creating a large open area in the middle of the block. As of June 2001, this space is leased to a private nursery. The section immediately west of the nursery is vacant, creating a good opportunity to complete an off-street trail between Stevens Creek Trail at Whisman School/Park and Whisman Road. To the east, agreements are in place to allow public access between Whisman Road and Ellis Street, as part of private development projects. A design study and

public outreach process for the Whisman/Tyrella section of the trail has been funded by the City and will take place in 2001.

While there may be additional opportunities to provide new, or expand existing, mini-parks on the right-of-way, the primary opportunity presented is the development of an east-west bicycle/pedestrian system through the City. Such a system would serve as a connector to other trails, opening up even more

*Hetch-Hetchy right-of-way through Whisman Planning Area*





*Hetch-Hetchy right-of-way between Tyrella Avenue and Easy Street*

opportunities to link residences with businesses, work sites and parks.

While some portions of the right-of-way may not be available for actual off-street trail development, the development of an east-west connection remains viable. Where the right-of-way is unavailable due to long-term development and/or easements, alternate routings can be used to maintain connections. For example, as sites are developed or redeveloped, trail easements can be obtained through the site that offer good connection to other portions of the trail. In other areas, on-street bicycle lanes, pedestrian sidewalks

and safe street crossings can be provided to create linkage.

The neighboring cities of Palo Alto, Los Altos and Sunnyvale have already utilized portions of the right-of-way for urban trail development. For example, in Sunnyvale the entire 2.2 mile stretch of the right-of-way is a landscaped pedestrian/bicycle pathway, called the Hetch-Hetchy greenway.

## Bay Trail

The San Francisco Bay Trail is an effort by many jurisdictions to link communities around the San Francisco Bay, primarily along the bay front. Spearheaded by the Association of Bay Area Governments (ABAG), some portions of the planned 400 mile trail (200 miles of Bay Trail and 200 miles of trail connections between the Bay Trail and the Ridge Trail) have been completed.

Mountain View opened one of the first Bay Trail segments in the early 1980's. The trail follows the pedestrian/bicycle path that runs in an east-west direction through Shoreline Park. To the west, it links with the trail system in Palo Alto. For a number of years, the City has participated in regional planning efforts to develop the segment of the trail between Shoreline and the Sunnyvale Baylands. The link will be an important trail addition that will allow area residents access from Stevens Creek Trail to Sunnyvale, Alviso and San Jose. However, this extension has been challenging due to the presence of Moffett Field.

With recent developments of Moffett Field, a new cooperative effort by the various agencies involved has been started. ABAG will soon begin a study of a new trail segment through Moffett Field, connecting Mountain View with Sunnyvale.

An additional portion of the Bay Trail could possibly be developed leading from Shoreline Park into the adjacent Cargill salt ponds area. Trail access along the salt pond levees could become possible if this area is returned to public control.



## Permanente Creek

Permanente Creek runs through the City in a north-south direction from the Bay to the Los Altos border. As a result of urban development, much of the creek is contained in a narrow concrete channel or located under ground between the Los Altos border and Highway 101. Therefore, opportunities for trail development along this stretch of the creek have not been explored.

In the North Bayshore area, between Highway 101 and Shoreline Park, the creek has also been channeled, but is contained by levees that offer greater width for trail development. In 1996, the City adopted the Permanente Creek Development Guidelines. The guidelines recommended that a trail be aligned on the wider levee on the east bank of the creek corridor. A native plant vegetation buffer was recommended on the west levee to provide wildlife habitat to mitigate the effects of human visitors.

The all-weather paved trail envisioned by the guidelines has now been completed between Shoreline Park and the south side of Charleston Road. From Charleston Road to the trail head on Plymouth Avenue (adjacent to Highway 101), the trail continues on a gravel path. This segment of the trail is expected to be paved in the Fall of 2001. Some additional trail landscaping is scheduled to be completed in future years.

Currently, the north end of the trail can be accessed in Shoreline Park, adjacent to the golf course clubhouse. At the south end, the trail can be accessed from Plymouth Avenue, through a marked easement across the parking lot of a private company. This allows pedestrians and cyclists to reach the trail from Shoreline Boulevard and other side streets in the North Bayshore area.

In the future, the City should explore the possibility of providing access to the trail from across Highway 101.

*Permanente Creek Trail*



## Tasman Light Rail Trail

Crossing through the Whisman Planning Area, development of the light rail system (which began operation in December of 1999) allowed for the beginnings of the Tasman Light Rail Trail. The light rail is constructed on the old Southern Pacific rail line, and the City's General Plan refers to potential trail development along this corridor. The trail is intended to utilize the corridor to connect Central Expressway at the Whisman Station residential development, to the Hetch-Hetchy right-of-way further north. The portion of the trail through the Whisman Station development,

and a portion north of Middlefield Road, were completed at the time the light rail station was constructed. At this time, other portions are being completed as industrial sites in the Whisman Area adjacent to the light rail corridor are redeveloped.

### **Charleston Retention Basin Trail**

The Charleston Retention Basin is located on the north side of Charleston Road, between Shoreline Boulevard and the Stevens Creek Trail levee. Currently, there is an unimproved trail around the basin. Preservation and improvement of this trail would continue to allow office workers and residents a short walking trail. A future connection to Stevens Creek Trail would allow an additional access point from the Trail to Shoreline Boulevard and points beyond.

### **Juan Bautista de Anza Historical Trail**

In 1775, Juan Bautista de Anza, a third generation frontier soldier of New Spain, shepherded 198 emigrants and their escorts and 1,000 head of livestock on the first overland colonizing expedition from Sonora, Mexico into Alta, or Upper, California. This expedition led to the founding of Presidio of San Francisco and missions San Francisco de Asis (Mission Dolores) and Santa Clara de Asis<sup>1</sup>. The route through Arizona and California has been designated a National Historic Trail by Congress. The National Park Service's plan for the trail calls for marking the historic route and identifying an auto route.

The Anza expedition passed through Mountain View along a corridor beginning from the Highway 85/Highway 280 interchange, connecting with El Camino Real near Rengstorff Avenue and continuing down the El Camino/Central Expressway corridor into Palo Alto and points beyond. The National Park Service's plan proposes marking El Camino Real along the peninsula as an auto route of the historic trail.

After reaching San Francisco, the Anza expedition explored a route through the east bay, looping back to the original route through Sunnyvale and Mountain View. The National Park Service plan identifies Shoreline Park as a potential Anza trail historical site, possibly suited for marking as such.

## **Discussion**

In Mountain View, the trail systems are multi-purpose in their function and value. They serve as commute routes for residents and workers and provide recreational opportunities for nearby residents and the community at-large. They serve as wildlife habitat and migratory channels and provide connections between neighborhoods and park and open space resources. The trails are a tremendous resource and should be developed fully.

Trails fulfill an essential function in connecting Mountain View neighborhoods to each other. As pointed out in the Planning Area Assessments, the trails themselves, or additional access points to the trails, can open up access to parks and open space in a

<sup>1</sup>Source: Juan Baustista de Anza Official Map and Guide. National park Service, U.S. Department of the Interior.



neighborhood that did not previously enjoy such a connection. This is especially important for neighborhoods that have been identified as being deficient in open space, as additional park connections can relieve the need for new open space facilities.

Trails are also important in connecting Mountain View to regional resources. Linking Mountain View trails to regional trails increases the parks and open space areas to which Mountain View residents have easy access.

Existing and envisioned trails in Mountain View have been and will continue to be developed using a variety of mechanisms. For example, since the City of Mountain View does not own all the land over which trails will pass, easements and other cooperative arrangements with agencies such as the Santa Clara Valley Water District, PG&E, and the San Francisco Water District are necessary to complete trail construction.

## Recommendations

- Develop Stevens Creek Trail Reach 4, Segment 2 for biking, hiking and wildlife preservation. The development should be sensitive to the needs and concerns of the community.
- Develop the Hetch-Hetchy Corridor in reaches for biking, hiking and other recreational opportunities.
- Develop a strategy to ensure maximum utilization of the Hetch-Hetchy right-of-way for an east-west pedestrian and bicycle corridor. Existing uses along the entire right-of-way should be documented. This information should be utilized to identify potential areas for trail development, and optional ways (e.g., through existing parks, or on-street bike paths) to continue linkage where the right-of-way is not available for trail development.
- Conduct a feasibility study for creating a pedestrian/bicycle access from the south end of the Permanente Creek Trail across Highway 101. If feasible, develop such access.
- Preserve and improve the public trail around Charleston Retention Basin and provide access to Stevens Creek Trail.
- Continue to support development of the Bay Trail, particularly around Moffett Field to the Sunnyvale Baylands.
- Explore all opportunities to connect the City's regional open space areas to the Cargill Salt Ponds, as they are returned to their natural state.
- Work with other cities and agencies in the interest of developing a network of inter-linked trails.
- Identify locations where new or improved access to trails and bicycle routes would improve safe, continuous non-auto routes throughout the City. Implementation of such improvements should be given priority in those planning areas that are under served by park and open space resources.

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## VII. Accomplishments


"Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts."

*Rachel Carson (1907-1964)*  
*Writer, scientist and ecologist*

The previous Parks and Open Space Plan was adopted in April 1998. Many recommendations contained in the 1998 Plan have been implemented. Several other projects are currently underway, and several more have been completed which were not included in the recommendations (i.e., the dog park and Chetwood and Magnolia Parks at Whisman Station). A chart summarizing the implementation status of the 1998 Plan recommendations is included as Appendix 12. For those recommendations that have not been implemented, the table notes what the status of the recommendation is in this current Plan.

### Completed Projects

- Acquired 0.80 acre mini-park site on Sierra Vista Avenue. (Rengstorff)
- Completed 0.80 acre Creekside Park on Easy Street. (Whisman)
- Opened 70 acre Vista Slope open space area adjacent to Shoreline Regional Park. (North Bayshore)
- Opened Stevens Creek Trail, Reach 3 – Whisman School to Landels School. (Whisman, Stierlin, Central)
- Landscaped small City-owned parcel at the corner of Wyandotte and Reinert Streets. (Rengstorff)
- Completed Cuesta Park lighting renovation. (Miramonte)
- Completed Rengstorff Park lighting renovation. (San Antonio)
- Opened permanent Skate Park in Rengstorff Park. (San Antonio)
- Dedicated Magnolia and Chetwood Parks. (Whisman)
- Opened 27 acre Crittenden open space area adjacent to Shoreline Park. (North Bayshore)
- Expanded Shared Use and Maintenance Agreement with Mountain View School District to Slater and Huff Schools. (Whisman, Grant)

- 
- Constructed Dog Park located near the entrance to Shoreline Park. (North Bayshore)
  - Developed Mercy-Bush Park. (Central)
  - Renovated Pioneer Park. (Central)

### **Projects Currently Underway**

- Construction of Stevens Creek Trail Reach 4, Segment 1 – Landels School to Yuba Drive. (Central)
- Feasibility and Environmental Studies of Stevens Creek Trail Reach 4, Segment 2 – Yuba Drive to Mountain View High School. (Central, Grant)
- Renovation of Cuesta Park Playground. (Miramonte)
- Design of new Community Center at Rengstorff Park. (San Antonio)

# Appendices

- Appendix 1: Summary of Park Land In-Lieu Fees Applied to CIP Projects
- Appendix 2: Locations of Future Potential Housing Units
- Appendix 3: Park and School Open Space by Planning Area
- Appendix 4: Parks and Facilities by Category
- Appendix 5: City of Mountain View, Park Designations
- Appendix 6: Open Space Standards
- Appendix 7: Open Space Needs by Planning Area
- Appendix 8: Planning Area Population and Open Space Data
- Appendix 9: Park Sites and Facilities
- Appendix 10: Traffic Barriers and Walking Distance Map
- Appendix 11: Acquisition Map
- Appendix 12: Implementation Table, 1997-98 Parks and Open Space Plan
- Appendix 13: Park Sites/Recreation Programs

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# Appendix 1

## Summary - Park Land In-Lieu Fees Applied to CIP Projects FY 95-96 through FY 99-00

Development	CIP#	Project Budget	In-Lieu Fees Applied
<b>Completed Projects</b>			
Cuesta Park Acquisition	–	–	\$266,550
Stevens Creek Trail Reach 3, Construction	92-15	\$6,252,000	\$303,178
McKelvey Park	95-28	\$172,000	\$79,152
Open Space Acquisition	97-18	\$1,000,000	\$43,085
Creekside Park Construction	96-25	\$479,000	\$60,714
Creekside Park Arbors	96-25	\$50,000	\$50,000
Rengstorff Community Center - Design	97-28	\$350,000	\$350,000
Pioneer Park Renovation - Design	99-19	\$43,000	\$43,000
Wyandotte-Reinert Landscape	99-51	\$60,745	\$60,745
Mercy-Bush Park Development	00-52	\$600,000	\$664,000
<b>Current Projects</b>			
Cuesta Park Playground Renovations	96-24	\$427,000	\$41,723
Open Space Acquisition - Del Medio	00-17	Undetermined	\$1,730,449
Pioneer Park Renovation - Construction	00-18	\$450,000	\$30,800
<b>Pending Projects</b>			
Stevens Creek Trail Reach 4, Phase I Construction	99-25	\$2,400,000	\$56,807

# Appendix 1

## Summary - Park Land In-Lieu Fees Applied to CIP Projects FY 95-96 through FY 99-00 Cont.

Development	CIP#	Project Budget	In-Lieu Fees Applied
Rengstorff Community Center - Construction	00-16	\$14,000,000	\$1,201,765
ADA Playground Improvements	01-16	\$318,000	\$207,820
ADA Playground Improvements	02-17	\$225,000	\$0
ADA Playground Improvements	03-24	\$225,000	\$0
Open Space Acquisition - N. Calif./Central Area	01-26	Undetermined	\$800,002
Springer School Renovation	01-43	\$285,000	\$55,042
Hetch-Hetchy ROW Feasibility Study	01-41	\$50,000	\$50,000
Whisman and Landels Parks Irrigation and Renovation - Design	03-22	\$37,000	\$37,000
<b>Unscheduled Projects</b>			
Landels Park Restroom	US-6	\$220,000	\$103,740
Bubb Park Restroom	US-7	\$230,000	\$58,431
Crittenden Park Ballfield Restroom Renovation	US-8	\$90,000	\$36,767
Sierra Vista Park Development	US-9	\$650,000	\$94,235
Devonshire Park Acquisition/Design/Construction	US-10	\$1,200,000	\$248,733
Whisman and Landels Parks Irrigation and Renovation - Construction	US-23	\$370,000	\$86,262
Rengstorff Park BBQ Arbors	US-80	\$110,000	\$0
Total		\$30,183,000	\$6,760,000

Source: Mountain View Community Development Department, November 1999

<sup>1</sup> As of August 2001, the community Development Department is working on an update of the city's Housing Element. Different or additional potential housing sites than those listed here may be identified as a result.

<sup>2</sup> The General Plan states that these three areas should be considered for rezoning to residential uses. The number of housing units indicated here would not be realized unless the rezoning occurs.

In summary, the remaining development potential is in six categories:

Downtown Precise Plan	420 units
Other Precise Plans	420 units
R1 zones	115 units
R2 and R3 zones	390 units
C3 Mixed Use	185 units
Potential Rezonings	<u>625 units</u>
<b>TOTAL</b>	<b>2,155 units</b>

## Appendix 2

### Locations of Future Potential Housing Units<sup>1</sup> (Including Downtown Precise Plan)

Area	Total Number of Units (Rounded)	Comments
Central Downtown Precise Plan - 420 units Evelyn Corridor Precise Plan - 155 units Villa-Mariposa Precise Plan - 16 units R2 and R3 areas - 50 units	640	May be small redevelopment sites on Chiquita, Mariposa, etc. that have not been identified because of existing development.
Stierlin R2 and R3 areas - 100 units Polaris-Gemini area - 150 units <sup>2</sup>	250	
Whisman Evandale Precise Plan - 130 units Whisman Precise Plan - 18 units R2 and R3 zones - 70 units Evelyn-Moorpark area - 425 units <sup>2</sup>	645	The largest available site is on Ada Avenue. There may be small redevelopment sites that have not been identified because of existing development.
Miramonte R1 areas - 30 units R2 and R3 areas - 50 units C3 area - 35 units	115	Focus is on Boranda and Bonita Avenues.
San Antonio 394 Ortega Precise Plan - 18 units Mora-Ortega Precise Plan - 80 units R2 and R3 areas - 20 units C3 area - 150 units	270	Several very small lots on Latham.
Rengstorff R2 and R3 areas - 100 units	100	Many small sites on Sierra Vista, Plymouth, Colony, Rengstorff.
Thompson Mayfield-Central Exp. area - 50 units <sup>2</sup>	50	
Grant R1 areas - 85 units	85	

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## Appendix 3

### Park/School Open Space Location, Acreage and Acres Per Person January 2000

Planning Area	2000 Pop. (Est.)	Existing Parks/School Sites	Type of Park	Total Acres	Acres Owned by City	Acres Owned by School District	Acres per 1,000 persons
Whisman	10,015	Whisman Slater Magnolia Chetwood Creekside Devonshire <sup>2</sup>	School School Mini Mini Mini Mini	12.00 7.50 1.10 0.90 0.80 <u>0.50</u> 22.80	2.20 0.00 1.10 0.90 0.80 <u>0.50</u> 5.50	9.80 7.50 0.00 0.00 0.00 <u>0.00</u> 17.30	2.28
Sylvan/Dale	5,800	Sylvan	Neighborhood	9.00	9.00	0.00	1.55
Stierlin	8,811	Crittenden Jackson Rex Manor San Veron Stevenson/ Theuerkauf	School Mini Mini Mini School	15.00 0.84 1.00 2.08 <u>12.00</u> 30.92	0.00 0.84 1.00 <sup>1</sup> 2.08 <u>1.20</u> 5.12	15.00 0.00 0.00 0.00 <u>10.80</u> 25.80	3.51
Thompson	2,636	Monta Loma Thaddeus	School Mini	7.00 <u>0.68</u> 7.68	0.00 <u>0.68</u> 0.68	7.00 <u>0.00</u> 7.00	3.07
Rengstorff	6,207	Sierra Vista <sup>2</sup>	Mini	0.80	0.80	0.00	0.13
San Antonio	14,148	Klein Rengstorff	Mini Community	1.25 <u>27.30</u> 28.55	1.25 <u>27.30</u> 28.55	0.00 0.00	2.02
Central	11,461	Castro Dana Eagle Fairmont Landels Mercy/Bush Pioneer	School Mini Community Mini School Mini Neighborhood	5.50 0.25 7.50 0.34 10.00 0.65 <u>3.50</u> 27.74	0.00 0.25 7.50 0.34 3.27 0.65 <u>3.50</u> 15.51	5.50 0.00 0.00 0.00 6.73 0.00 <u>0.00</u> 12.23	2.43
Miramonte	9,269	Gemello Bubb Cuesta <sup>3</sup> Graham McKelvey Springer Varsity	Mini School Community School Neighborhood School Mini	0.50 9.00 41.80 16.00 5.01 8.70 <u>0.45</u> 81.46	0.50 3.45 41.80 1.45 5.01 0.00 <u>0.45</u> 52.66	0.00 5.55 0.00 14.55 0.00 8.70 <u>0.00</u> 28.80	8.79
Grant	5,321	Cooper Huff Mountain View High	School School School	11.00 8.67 <u>34.10</u> 53.77	5.20 0.00 <u>0.00</u> 5.20	5.80 8.67 <u>34.10</u> 48.57	10.11
North Bay-shore	2,358	Dog Park Charleston <sup>4</sup> Shoreline environs <sup>5</sup>	Community Neighborhood Regional	1.00 7.00 <u>753.00</u> 761.00	1.00 7.00 <u>753.00</u> 761.00	0.00 0.00 0.00	322
TOTAL	76,025			1,023.72	884.02	139.70	13.47
TOTAL w/o Regional	76,025			270.72	131.02	139.70	3.56

<sup>1</sup> Owned by San Francisco Water District

<sup>2</sup> Undeveloped

<sup>3</sup> Includes 12.5 acre annex

<sup>4</sup> A portion of this 7.0 acre park is owned by Silicon Graphics Inc.

<sup>5</sup> 544 acres – Original Shoreline Park  
112 acres – Charleston Slough Addition  
70 acres – Vista Slope  
27 acres – Crittenden Hill

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# Appendix 4

## Parks and Facilities by Category<sup>1</sup>

Park	Type	Location
Willowgate Garden	Community Garden	End of Andsbury Lane
Dana Park	Mini	Dana St. & Oak St.
Gemello Park	Mini	Marich Wy. & Solana Ct.
Fairmont Park	Mini	Fairmont Ave. & Bush St.
Jackson Park	Mini	Jackson St. & Stierlin Rd.
Klein Park	Mini	Ortega Ave. & California St.
San Veron Park	Mini	San Veron Ave./Middlefield Rd.
Thaddeus Park	Mini	Middlefield Rd./Independence Dr.
Rex Manor Park	Mini	Farley St. & Central Expwy.
Creekside Park	Mini	Easy St. & Gladys Ave.
Chetwood Park	Mini	Chetwood Ave. & Whisman Station Dr.
Magnolia Park	Mini	Magnolia Ave. & Whisman Park Dr.
Mercy-Bush	Mini	Mercy St & Bush St.
Varsity Park	Mini	Duke Way & Jefferson Dr.
Charleston Park	Neighborhood	Charleston Rd./Amphitheatre Pkwy.
McKelvey Park	Neighborhood/Facility	Miramonte Ave. & Park Dr.
Sylvan Park	Neighborhood	Sylvan Ave. & DeVoto St.
Stevenson Park @ Theuerkauf	Neighborhood	San Luis Ave. & San Pierre Way
Eagle Park	Community	Church St. & Shoreline Blvd.
Pioneer Park	Community	Church St. & Castro St.
Rengstorff Park	Community	Rengstorff Ave/Central Expwy.
Cuesta Park	Community	Cuesta Dr. & Grant Rd.
Shoreline at Mountain View	Regional	North End of Shoreline Blvd.
Stevens Creek Trail	Regional	Parallels Highway 85

<sup>1</sup>Although categorized as such, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

## Appendix 4

### Parks and Facilities by Category<sup>1</sup> (Cont.)

Park	Type	Location
Deer Hollow Farm	Facility	St. Joseph Ave. – City of Los Altos
Mountain View Community Center	Facility	Rengstorff Ave./Central Expwy.
Mountain View Senior Center	Facility	Escuela Ave. & California St.
Mountain View Teen Center	Facility	Escuela Ave. & California St.
Theuerkauf School	Public School	San Luis Ave. & San Pierre Way
Landels School	Public School	Dana St. & Calderon St.
Bubb School	Public School	Barbara Ave. & Montalto Drive
Huff School	Public School	Martens Ave. & Grant Rd.
Cooper School	Public School	Eunice Ave. & Villa Nueva Way
Springer School	Public School	S. Springer Road & Rose Ave.
Mountain View High School	Public School	Truman Ave. & Bryant Ave.
Graham Middle School and Mountain View Sports Pavilion	Public School/Facility	Castro St. & Miramonte Ave.
Crittenden Middle School and Whisman Sports Center	Public School/Facility	Rock St. & Sierra Vista Ave.
Monta Loma School	Public School	Thompson St. & Laura Lane
Slater School	Public School	Gladys Ave. & Whisman Rd.
Castro School	Public School	Escuela Ave. & Latham St.

<sup>1</sup>Although categorized as such, they are, collectively, all neighborhood and community parks within the meaning of the California Government Code.

# Appendix 5

## City of Mountain View – Parks Designations

Component	Use	Service Area	Desirable Size	Desirable Site Characteristics
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific groups such as children or senior citizens.	Serves residents within one-half mile.	Up to 3 acres	Within neighborhoods and in close proximity to apartment complexes, townhouse developments or housing for the elderly.
Neighborhood Park	A higher-intensity recreation area providing play areas as well as open turf for athletics.	Serves residents within one mile.	3 to 15 acres	Suited for more intense use. Easily accessible to neighborhood population, geographically centered with safe walking and bike access. May be developed as a school-park facility.
Community Park and/or Recreational Facility	Areas of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting and picnicking. May be any combination of the above, depending upon site suitability and community need.	Serves the entire City.	15 to 50 acres. (Acreage refers to parks only, not including recreational facilities which may vary in size.)	May include natural features such as water bodies and areas suited for intense use; accessible to the community by walking, biking or driving.
Regional Park	Area of natural or ornamental quality for outdoor recreation such as picnicking, boating, fishing, swimming, camping and trail uses; may include play areas.	Serves a population beyond the City limits.	Over 50 acres	Contiguous to or encompassing natural resources; accessible to the community by walking, biking or driving.

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# Appendix 6

## Open Space Standards

The standard of 3 acres per 1,000 persons is adopted from the City’s Park Land Dedication Ordinance. This Ordinance requires developers to dedicate (or pay an equivalent fee in-lieu of land dedication, as discussed in the Funding section on page 11 of this Plan) at least 3 acres of park land for each 1,000 persons who will live in any new housing project.

The City’s Park Land Dedication Ordinance, in turn, adopted the 3 acres per 1,000 persons standard from the Quimby Act. The Quimby Act (Government Code Section 66477) is the state law that enables communities to require the dedication of park land or in-lieu fees to offset the impacts of new residential development. The Act states that the required dedication or fee cannot exceed the amount necessary to provide three acres of park area per 1,000 persons residing within the new residential development.

Although the Quimby Act, and therefore, the open space standard, only applies to newly developed residential projects, for the purposes of this Plan, the standard will be used to help evaluate open space needs throughout the City. While it would be ideal to meet the standard, this may not be realistic in a City as developed as Mountain View. Instead, the standard is used in this Plan to help measure open space needs, but equal consideration is given to the other criteria, which evaluate location and accessibility.

The concept of using a “level of service” ratio to represent the minimum amount of ground space needed to meet the park and recreation demands of the citizens of a community has been in use for quite some time. In the recent past, the National Park and Recreation Association was in the practice of publishing LOS standards. This practice has since been replaced by the belief that every community has such unique qualities and needs, that it is more desirable for each community to establish their own needs. The most recent guidelines issued by the NRPA provide information for a somewhat time and resource intensive process for developing community specific standards. The 3 acres per 1,000 persons standard used in the Quimby Act is likely based on an NRPA guideline in place at the time the Act was adopted.

A recent sampling of nearby Bay Area communities indicates the standards currently in use by these communities. See sidebar.

The cities that use park standards do not necessarily have park acreage that equals the city standard. These standards are used as guidelines, similar to how they are used in this Plan.

Campbell	4 acres per 1,000
Cupertino	3 acres per 1,000
Gilroy	5 acres per 1,000
Los Altos	No Standard
Milpitas	No Standard
Palo Alto	No Standard
Redwood City	No Standard
San Jose	3 acres per 1,000
Sunnyvale	1.25 acres per 1,000

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# Appendix 7

## Open Space Needs by Planning Area<sup>1</sup>

Planning Area	Character of Area	Residential Density	Proportion Multi-Family	Safe Walking Distance	Amount of Open Space	Need Score
San Antonio	5	10	10	10	7	42
Sylvan-Dale	9	3	10	7	8	37
Rengstorff	4	4	10	2	10	30
Central	8	3	6	2	6	25
Stierlin	7	2	7	3	5	24
Whisman	1	5	6	1	7	20
Thompson	10	2	1	1	5	19
Miramonte	10	1	2	1	1	15
Grant	10	1	1	1	1	14

The lowest possible Need Score is 5 and the highest is 50. The higher the score, the greater the need for open space in the planning area. For each criterion, Planning Areas are assigned a score of 1 through 10, with 1 indicating the least need and 10 indicating the greatest need. The criteria scores are defined below:

Character of the Area – based on percentage of Planning Area that is residential (average of all Planning Areas is 59% residential)

Score	% Residential	Planning Area
10	74 – 77	Grant, Miramonte, Thompson
9	69 – 73	Sylvan-Dale
8	64 – 68	Central
7	60 – 63	Stierlin
6	55 – 59	
5	51 – 54	San Antonio
4	46 – 50	Rengstorff
3	41 – 45	
2	37 – 40	
1	31 – 36	Whisman

<sup>1</sup> The Shoreline open space resources were not included in the averages for City open space resources and the North Bayshore Planning Area was not included in the open space needs ranking.

## Appendix 7

### Open Space Needs by Planning Area (Cont.)

Residential Density – based on number of persons living in the residentially zoned portions of the Planning Area (average residential density of all Planning Areas is 23 persons per acre)

Score	Person Per Acre	Planning Area
10	51 – 54	San Antonio
9	46 – 50	
8	42 – 45	
7	37 – 41	
6	33 – 36	
5	29 – 32	Whisman
4	24 – 28	Rengstorff
3	20 – 23	Central, Sylvan-Dale
2	15 – 19	Stierlin, Thompson
1	10 – 14	Grant, Miramonte

Proportion of Multi-Family Housing – based on percentage of multi-family housing in the Planning Area (average for all Planning Areas is 27%)

Score	% Multi-Family	Planning Area
10	45 – 50	Rengstorff, San Antonio, Sylvan-Dale
9	41 – 45	
8	36 – 40	
7	32 – 35	Stierlin
6	27 – 31	Central, Whisman
5	23 – 26	
4	19 – 22	
3	14 – 18	
2	10 – 13	Miramonte
1	6 – 9	Grant, Thompson

## Appendix 7

### Open Space Needs by Planning Area (Cont.)

Safe and Comfortable Walking Distance – based on percentage of residential area within Planning Area that is not within 1/2 mile of a park or open space area (average for all Planning Areas is 15.3%)

Score	% of Area	Planning Area
10	55 – 60	San Antonio
9	49 – 54	
8	43 – 48	
7	37 – 42	Sylvan-Dale
6	31 – 36	
5	25 – 30	
4	19 – 24	
3	13 – 18	Stierlin
2	7 – 12	Central, Rengstorff
1	0 – 6	Grant, Miramonte, Thompson, Whisma

Amount of Open Space – based on the number of open space acres per 1,000 persons in the Planning Area (City Standard is 3 acres per 1,000 persons)

Score	Acres per 1,000	Planning Area
10	0.13 – 0.70	Rengstorff
9	0.71 – 1.27	
8	1.28 – 1.84	Sylvan-Dale
7	1.85 – 2.41	San Antonio, Whisman
6	2.42 – 3.00	Central
5	3.01 – 4.42	Stierlin, Thompson
4	4.43 – 5.84	
3	5.85 – 7.26	
2	7.27 – 8.68	
1	8.69 – 10.11	Grant, Miramonte

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# Appendix 8

## Planning Area Population and Open Space Data

### Data

Planning Area	Size (Acres)	Residential Acres <sup>1</sup>			Open Space Acres	Open Space Acres per 1,000 Persons <sup>2</sup>	2000 Population	2000 Population under 19
		MF	SF	All			(Estimated)	
Central	772	227	264	491	27.8	2.43	11,461	2,044
Grant	685	49	461	510	53.8	10.11	5,321	1,060
Miramonte	961	112	612	724	81.5	8.79	9,269	1,812
North Bayshore	1,753	39	0	39	760	322	2,358	900
Rengstorff	471	237	0	237	0.8	0.13	6,207	1,178
San Antonio	498	225	38	263	28.6	2.02	14,148	2,457
Stierlin	761	259	207	466	30.9	3.51	8,811	1,464
Sylvan-Dale	377	173	89	262	9	1.55	5,800	642
Thompson	227	13	162	175	8.1	3.07	2,635	565
Whisman	1,104	300	43	343	22.8	2.28	10,015	2,110
TOTAL	7,609	1,634	1,876	3,710	1,023	-	76,025	14,232
Average w/o North Bayshore <sup>3</sup>	651	177	208	385	29.2	3.61	8,094	1,481

<sup>1</sup> MF = Multi-Family; SF = Single-Family; All = Total of MF and SF. These calculations are based on current zoning. In some instances there may be small amounts of residential use on parcels not zoned for housing.

<sup>2</sup> City Standard is 3.0 acres per 1,000 persons.

<sup>3</sup> The North Bayshore is excluded from the average because this area contains all of the City's regional open space, but has very little housing and population. The large open space acreage tends to skew the picture of the "average" planning area.

## Appendix 8

### Planning Area Population and Open Space Data

#### Calculations

<sup>1</sup> MF = Multi-Family; SF = Single-Family; All = Total of MF and SF. These calculations are based on current zoning. In some instances there may be small amounts of residential use on parcels not zoned for housing.

<sup>2</sup> The North Bayshore is excluded from the average because this area contains all of the City's regional open space, but has very little housing and population. The large open space acreage tends to skew the picture of the "average" planning area.

Planning Area	# Persons per Residential Acre	% of Planning Area in Residential Acreage <sup>1</sup>			% Planning Area in Open Space Acreage	% Population Under 19
		MF	SF	All		
Central	23	29	35	64	3.6	18
Grant	10	7	67	74	7.8	20
Miramonte	13	11	64	75	8.5	20
N. Bayshore	61	2	0	2	43.0	38
Rengstorff	26	50	0	50	0.2	19
San Antonio	54	45	8	53	5.7	17
Stierlin	19	34	27	61	4.1	17
Sylvan-Dale	22	46	24	70	2.4	11
Thompson	15	6	71	77	3.6	21
Whisman	29	27	4	31	2.1	21
Average w/o N. Bayshore <sup>2</sup>	23	27	32	59	4.5	19



# Appendix 9

## Park Sites and Facilities

Auditorium
Barbecue Facilities
Barbecue Facil. Group
Baseball Field
Basketball Court
Bocci Ball Court
Children' s play Equip.
Community Garden
Environmental Area
Football/Soccer Field
Gymnasium
Horseshoe Area
Indoor Activities
Meeting Rooms
Nature Preserve
Off-leash Dog Area
Passive Area
Picnic Area
Restrooms
Shuffle Board
Softball Field
Swimming Pool
Tennis Courts
Trail Acess
Outdoor Volleyball

Bubb School /Park	Castro School /Park	Charleston Park	Chetwood Park	Cooper Park	Creekside Park	Crittenden School/Whisman Sports Center	Cuesta Park	Dana Park	Deer Hollow Farm	Dog Park	Eagle Park/Pool	Fairmont Park	Gemello Park
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## Appendix 9

### Park Sites and Facilities (Cont.)

Auditorium
Barbecue Facilities
Barbecue Facil. Group
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Children' s play Equip.
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Passive Area
Picnic Area
Restrooms
Shuffle Board
Softball Field
Swimming Pool
Tennis Courts
Trail Acess
Outdoor Volleyball

Graham School/MV Sports Pavilion	Huff School/Park	Jackson Park	Klein Park	Landels School/Park	Magnolia Park	McKelvey Park	Mercy-Bush Park	Monta Loma School/Park	Mountain View High School	Mountain View Senior Center	Pioneer Park	Rengstorff Park Community Center
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## Appendix 9

### Park Sites and Facilities (Cont.)

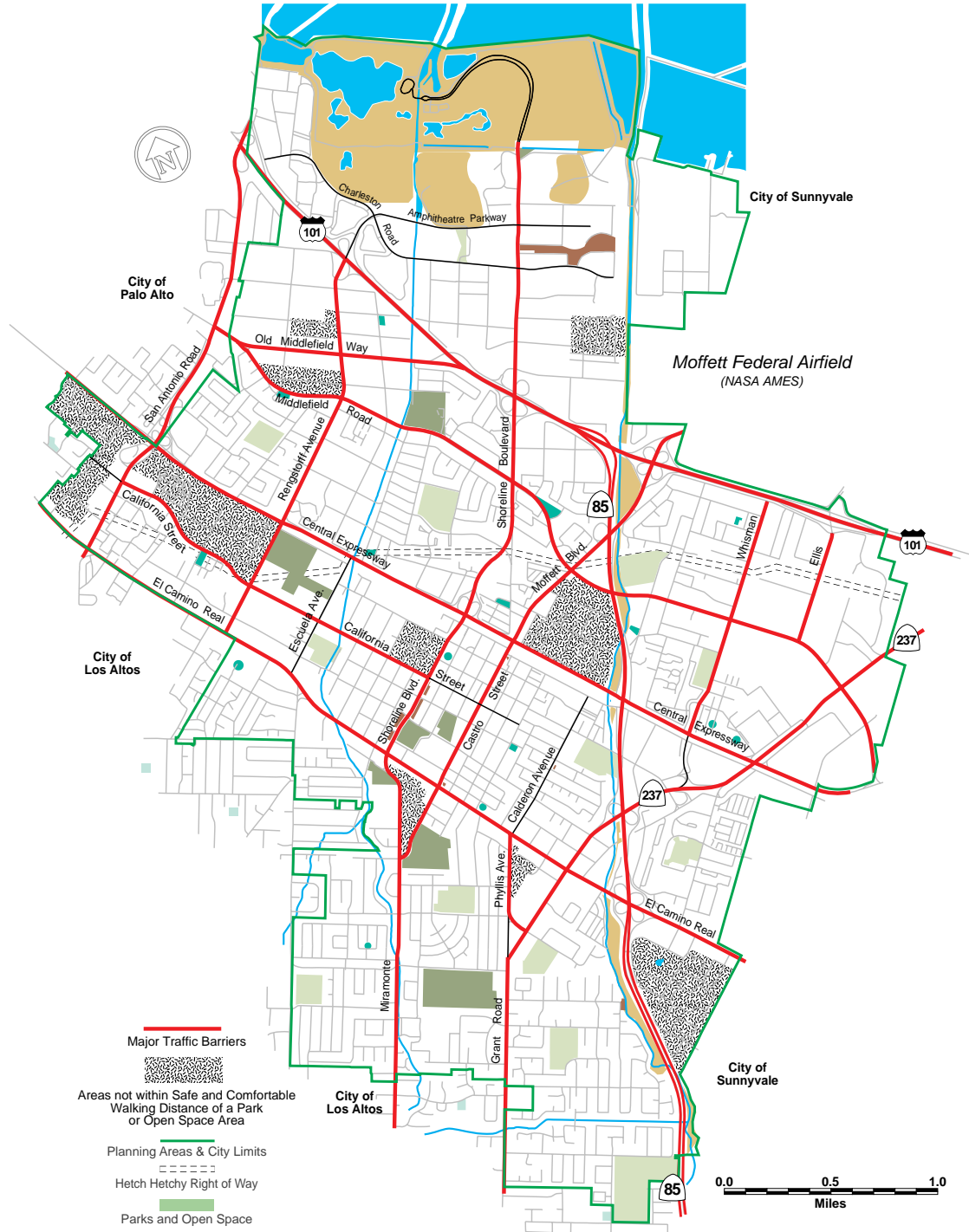
Auditorium
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Barbecue Facil. Group
Baseball Field
Basketball Court
Bocci Ball Court
Children' s play Equip.
Community Garden
Environmental Area
Football/Soccer Field
Gymnasium
Horseshoe Area
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Meeting Rooms
Nature Preserve
Off-leash Dog Area
Passive Area
Picnic Area
Restrooms
Shuffle Board
Softball Field
Swimming Pool
Tennis Courts
Trail Access
Outdoor Volleyball

Rex-Manor Park	San Veron Park	Shoreline at Mountain View	Slater School/Park	Springer School	Stevenson Park	Sylvan Park	Teen Center	Thaddeus Park	Varsity Park	Whisman School/Park	Willowgate Garden
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# Appendix 10

## Traffic Barriers and Safe Walking Distance Map

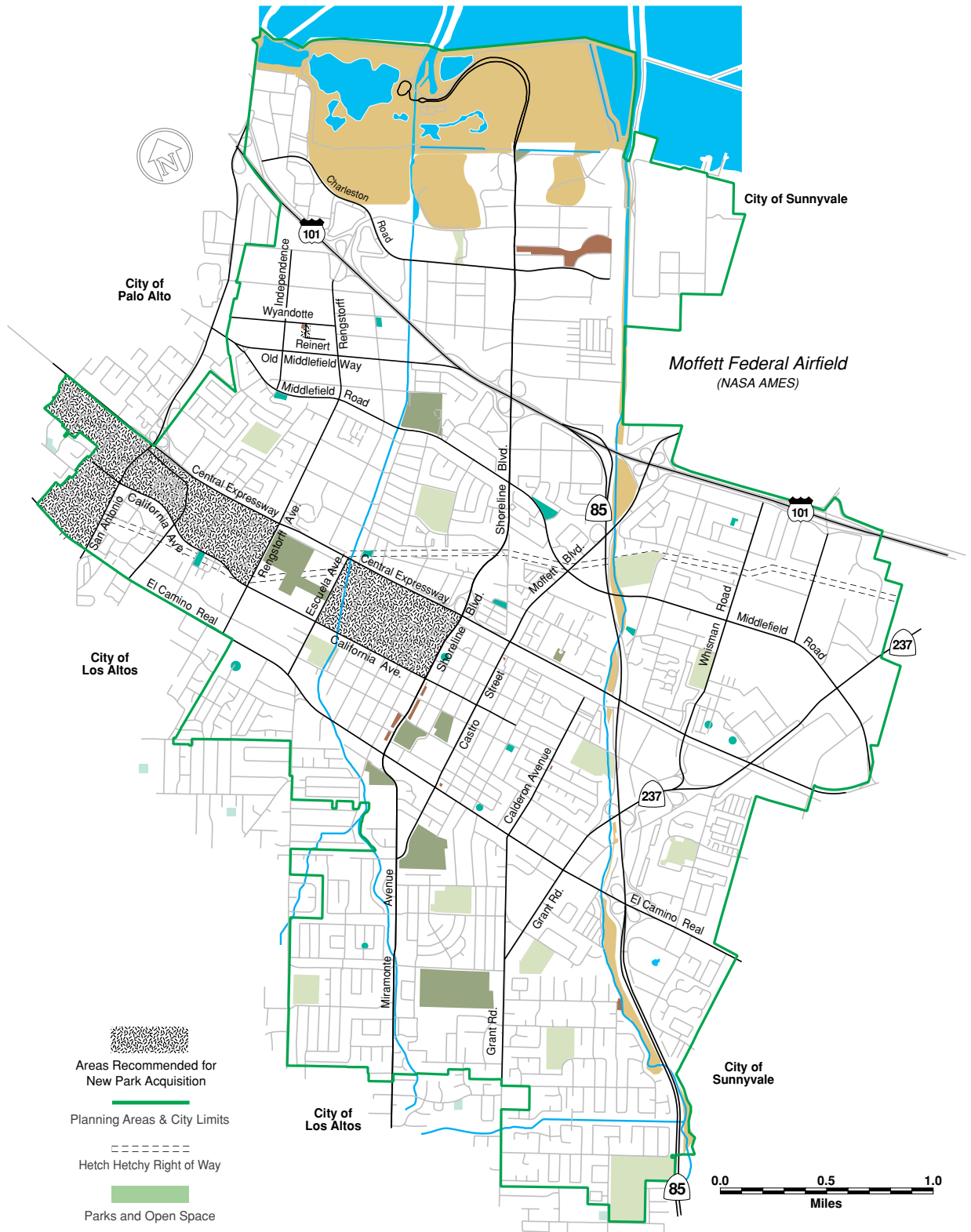


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# Appendix 11

## Acquisition Map





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## Appendix 12

### Implementation Status of 1997-1998 Parks and Open Space Plan Recommendations

Recommendation	Implemented	Partially Implemented	Not Implemented	PLANNING AREA (Priority in 1997-1998)	COMMENTS	STATUS IN 2001 PLAN (Priority may have changed)
<b>Tier One</b>						
Acquire land in Del Medio and Central-North of California sections for development of a mini-park.			•	San Antonio Central (High)	Land acquisition is actively being pursued at this time.	Retained and revised (page 64)
Collaborate with the Mountain View School District to preserve, improve and establish a supplemental agreement for City maintenance of shared use open space at Graham Middle School as an active athletic play area.		•		Mira-monte (High)	Agreement pending outcome of Graham water reservoir negotiations.	Retained and revised (page 52)
Collaborate with the Mountain View School District to preserve and establish a supplemental agreement for City maintenance of shared use open space at Slater School as an active athletic play area.	•			Whisman (High)	Shared maintenance agreement adopted by City Council in June 2000.	

## Appendix 12

### Implementation Status of 1997-1998 Parks and Open Space Plan Recommendations (Cont.)

Recommendation	Implemented	Partially Implemented	Not Implemented	PLANNING AREA (Priority in 1997-1998)	COMMENTS	STATUS IN 2001 PLAN (Priority may have changed)
<b>Tier One (continued)</b>						
Develop Sierra Vista as a mini-park.			•	Rengstorff (High)	Approximately \$94,000 in Park Land Dedication In-Lieu Fees have been applied toward the development of this park.	Retained (page 60)
Develop Stevens Creek Trail and Wildlife Corridor Reach 3 and 4 for biking, hiking, and wildlife preservation. The development/design process will include substantial public input and must be sensitive to the needs and concerns of the community.		•		Trail Systems (High)	Reach 3 completed and dedicated in April 1999.  Reach 4, Segment 1 under construction.  Reach 4, Segment 1- feasibility study and environmental review currently underway.	Retained and revised (pages 89)
Preserve Cuesta Park Annex as open space until a general master plan for the site is complete.			•	Miramonte (High)	While the annex remains undeveloped, a master plan has not yet been undertaken.	Retained and revised (page 52)

## Appendix 12

### Implementation Status of 1997-1998 Parks and Open Space Plan Recommendations (Cont.)

Recommendation	Implemented	Partially Implemented	Not Implemented	PLANNING AREA (Priority in 1997-1998)	COMMENTS	STATUS IN 2001 PLAN (Priority may have changed)
<b>Tier Two</b>						
Develop Devonshire site as a mini-park.			•	Whisman (High)	Approximately \$255,000 in Park Land Dedication In-Lieu Fees have been applied toward the development of this park.	Retained (page 80)
Develop Mercy/Bush site as a mini-park.	•			Central (High)	Design and development of this park is currently underway	
Renovate Rengstorff Park and the Mountain View Community Center.		•		San Antonio (High)	Phase 1 of park lighting project completed in 1999.  Design of the new Community Center building underway.	Retained and revised (page 64)
<b>Tier Three</b>						
Develop a conceptual plan for landscaping of the four City-owned open space parcels on South Shoreline Boulevard.			•	Central (Moderate)	Project unscheduled.	Retained (page 42)
Develop Crittenden Lane Parcel.	•			North Bayshore (High)	Opened to the public in 1999.	

## Appendix 12

### Implementation Status of 1997-1998 Parks and Open Space Plan Recommendations (Cont.)

Recommendation	Implemented	Partially Implemented	Not Implemented	PLANNING AREA (Priority in 1997-1998)	COMMENTS	STATUS IN 2001 PLAN (Priority may have changed)
<b>Tier Four</b>						
Preserve all school district owned open space at public middle and elementary schools in the Mountain View City limits.	•			All (High)	City Council approved shared maintenance agreements for Slater and Huff Schools, and a shared re-development agreement for Springer School in June 2000.	
<b>Planning Area Recommendations</b> (not included in Tiers)						
Implement Pioneer Park Master Plan.	•			Central (Mod- erate)	Completed in December 2000.	
Preserve open space at Sleeper Avenue/Franklin Avenue.			•	Grant (High)	This property is still under ownership of the Santa Clara Valley Water District, but loss is not currently threatened.	Retained (page 47)
Develop Vista Slope and adjacent section of Permanente Creek Trail.		•		North Bay- shore (High)	Partially completed and opened to the public. Remainder of project is unscheduled at this time.	Retained and revised (page 56)
Develop section of Permanente Creek Trail between Charleston Road and Highway 101.	•			North Bay- shore (Mod- erate)		

## Appendix 12

### Implementation Status of 1997-1998 Parks and Open Space Plan Recommendations (Cont.)

Recommendation	Implemented	Partially Implemented	Not Implemented	PLANNING AREA (Priority in 1997-1998)	COMMENTS	STATUS IN 2001 PLAN (Priority may have changed)
Preserve and improve the public trail around Charleston Retention Basin and access to Stevens Creek Trail.			•	North Bayshore (Moderate)	Project unscheduled.	Retained (page 89)
Acquire land in the San Antonio Planning Area for development of a mini-park.			•	San Antonio (Moderate)	Acquisition of park land in the San Antonio area, north of California Ave. has not yet been actively pursued.	Retained and revised (page 64)
Develop land between Rengstorff park and the Senior Center.			•	San Antonio (Moderate)		Retained (page 64)
Acquire land in the Dale section for development of a mini-park when the opportunity arises.			•	Sylvan-Dale (Moderate)		Dropped and replaced with alternate (page 71)
Acquire County Vector site.			•	Whisman (Moderate)		Revised (page 80)
Support north BayTrail alignment around Moffet Field to Sunnyvale Baylands.		•		Trail Systems (High)	Design study, cost estimate and environmental assessment scheduled for 2001.	Retained and revised (page 89)

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# Appendix 13

## Park Sites/Recreation Programs

Bubb	Youth Sports Classes/Camps Youth Soccer Summer Safari Little League Baseball
Castro	After School All Stars Summer Safari Youth Soccer
Cooper	Youth Soccer Industrial League Softball Little League Baseball Tennis (Lessons)
Crittenden	Pop Warner Football Youth Soccer Adults' Softball Adults' Soccer Noon-Time Programs—Teens Whisman Sports Center Rec"ing" Crew, Summer Program—Teens Industrial and Individual Rentals
Cuesta	Concert Series Special Use Permits (dog shows, etc.) Family and Group Barbecue Reservations Tennis (lessons, tournaments, leagues) Youth Soccer
Eagle	Swimming Pool Girls' Softball Little League Baseball Youth Soccer

# Appendix 13

## Park Sites/Recreation Programs (Cont.)

Graham	Youth Soccer Mountain View Sports Pavilion Noon-Time Programs - Teens "Rec"ing Crew - Summer Teens Little League Baseball Tween Time After School Program
Landels	Youth Soccer Industrial League Softball Little League Baseball After School All Stars
McKelvey	Little League Baseball Mountain View Youth Baseball (Babe Ruth) St. Joseph Baseball Girls' Softball Pop Warner Football
Monta Loma	Little League Baseball Youth Soccer
MVSP	Adult League Basketball Adult League Volleyball YMCA Youth Basketball Industrial and Individual Rentals For-Profit Rentals City Youth Classes
Pioneer	Post-Parade Activities
Rengstorff	Special Use Permits (dog shows, etc.) Family and Group Barbecue Reservations Busy Bees/Voyagers Swimming Pool Youth Classes Adult Classes Private Group Rental Family Halloween Festival

## Appendix 13

### Park Sites/Recreation Programs (Cont.)

Rengstorff (continued)	<p>Preschool</p> <p>Tennis (lessons, tournaments, leagues)</p> <p>Summer Safari</p> <p>Club Rec</p> <p>Youth Sports Classes/Camps</p> <p>Flag Football - Teens</p> <p>Pewee Baseball</p> <p>Skate Park</p> <p>Yard Sale</p>
Slater	<p>Industrial Softball Leagues</p> <p>Little League Baseball</p> <p>Youth Soccer</p> <p>Theater Club</p>
Stevenson	<p>Youth Soccer</p> <p>Adult Soccer</p> <p>Girls' Softball</p> <p>Industrial League Softball</p> <p>Pewee Baseball</p> <p>Pop Warner Football</p> <p>After-school All Star Program</p> <p>Summer Theater Camp</p> <p>Summer Safari</p>
Sylvan	Youth Soccer
Whisman	<p>Youth Soccer</p> <p>Girls' Softball</p> <p>Little League Baseball</p> <p>Industrial League Softball</p> <p>After School All Stars</p> <p>Summer Safari</p>

# Appendix 13

## Park Sites/Recreation Programs (Cont.)

Whisman Sports Center	Adult League Basketball
	Adult League Volleyball
	YMCA Youth Basketball
	Industrial and Individual Rentals
	For-Profit Rentals
	City Youth Classes
Shoreline	Windsurfing
	In-Line Skating
Shoreline Golf Links	Junior Golf